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# LET PROPERTY PACK

#### **INVESTMENT** INFORMATION

Kensington Road, Ellesmere Port, CH65

217760294

( www.letproperty.co.uk

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## **Property** Description

Our latest listing is in Kensington Road, Ellesmere Port, CH65

Get instant cash flow of £500 per calendar month with a 5.8% Gross Yield for investors.

This property has a potential to rent for **£866** which would provide the investor a Gross Yield of **10.1%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

Don't miss out on this fantastic investment opportunity...

#### **LETPR®PERTY**





#### Kensington Road, Ellesmere Port, CH65

217760294

2 Bedrooms Fac 1 Bathroom Gro Expansive Garden Spaces Lea Fully-Equipped Kitchen Cu

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**Property Key Features** 

Factor Fees: TBC Ground Rent: Freehold Lease Length: Freehold Current Rent: £500 Market Rent: £866













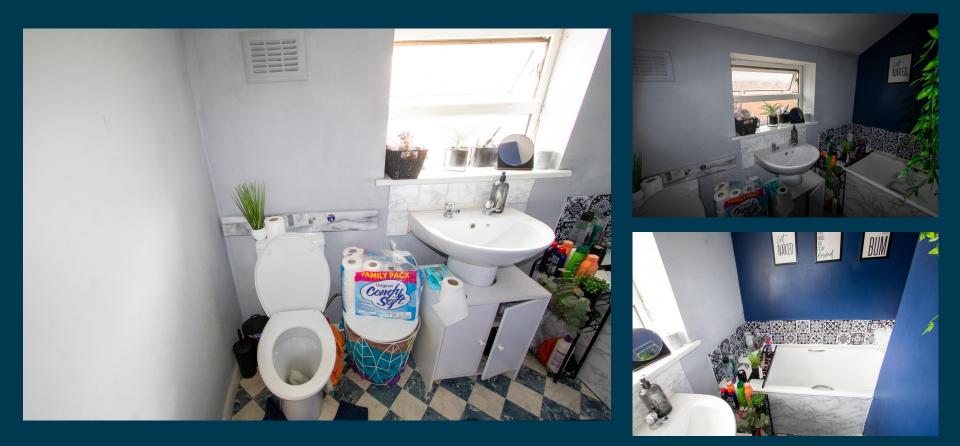
## Bedrooms





## Bathroom













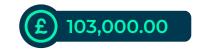






Figures based on assumed purchase price of £103,000.00 and borrowing of £77,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### ASSUMED PURCHASE PRICE



25% Deposit	£25,750.00
SDLT Charge	£5,150
Legal Fees	£1,000.00
Total Investment	£31,900.00

## **Projected** Investment Return



Our industry leading letting agency Let Property Management can provide advice on achieving full market rent. The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is



Returns Based on Rental Income	£500	£866
Mortgage Payments on £77,250.00 @ 5%	£321.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	Freehold	
Letting Fees	£50.00	£86.60
Total Monthly Costs	£386.88	<mark>£423.48</mark>
Monthly Net Income	<b>£113.13</b>	£442.53
Annual Net Income	<b>£1,357.50</b>	£5,310.30
Net Return	<mark>4.26%</mark>	<mark>16.65%</mark>



## Return Stress Test Analysis Report





## If the tenant was to leave and you missed 2 months of rental income

Annual Net Income **£3,578.30** Adjusted To

Net Return

11.22%

#### If Interest Rates increased by 2% (from 5% to %)

Annual Net Income **£3,765.30** Adjusted To

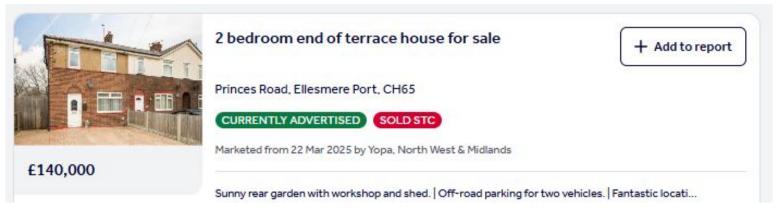
Net Return

11.80%

## Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £140,000.





## **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £875 based on the analysis carried out by our letting team at **Let Property Management**.





As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.



Tenancy Agreement in place: Yes





Standard Tenancy Agreement In Place: **Yes** 





Fully compliant tenancy: Yes

Fully compliant tenancy including EICR & Gas Safety in order

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



Current term of tenancy: 5 years+

Payment history: On time for length of tenancy





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Interested in this property investment?

# Call us on 0141 478 0985

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.

