

LET PROPERTY PACK

INVESTMENT INFORMATION

Bournemouth Close,
Murdishaw, Runcorn, WA7
6DS

219819310

 www.letproperty.co.uk





Property Description

Our latest listing is in Bournemouth Close, Murdishaw, Runcorn, WA7 6DS

Get instant cash flow of **£715** per calendar month with a **8.33%** Gross Yield for investors.

This property has a potential to rent for **£803** which would provide the investor a Gross Yield of **9.36%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Bournemouth Close,
Murdishaw, Runcorn,
WA7 6DS

219819310



Property Key Features

2 Bedrooms

1 Bathroom

On-Street Parking

Private Front and Rear Gardens

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £715

Market Rent: £803

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £118,000.00 and borrowing of £88,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 118,000.00

25% Deposit	£29,500.00
SDLT Charge	£5,900
Legal Fees	£1,000.00
Total Investment	£36,400.00

Projected Investment Return



The monthly rent of this property is currently set at £715 per calendar month but the potential market rent is

£ 803



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£715	£803
Mortgage Payments on £88,500.00 @ 5%	£368.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£71.50	£80.30
Total Monthly Costs	£455.25	£464.05
Monthly Net Income	£259.75	£338.95
Annual Net Income	£3,117.00	£4,067.40
Net Return	8.56%	11.17%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,461.40**
Adjusted To

Net Return **6.76%**

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

Annual Net Income **£2,297.40**
Adjusted To

Net Return **6.31%**

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 £125,000.



£125,000

2 bedroom terraced house for sale

Brook Terrace, Runcorn

CURRENTLY ADVERTISED

SOLD STC

Marketed from 8 Jul 2025 by Adams Real Estate, Runcorn

Two Bedrooms | Mid Terrace | Off Street Parking to the Rear | No Onward Chain Delay | Early Viewi...

+ Add to report



£120,000

2 bedroom terraced house for sale

Main Street, Halton Village

CURRENTLY ADVERTISED

Marketed from 22 Jul 2025 by Adams Real Estate, Runcorn

Two Bedrooms | Mid Terrace | No Onward Chain Delay | Early Viewing Advised | Highly Regarded Loca...

+ Add to report

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**.



£875 pcm

2 bedroom terraced house

+ Add to report

Allysum Court, Beechwood, Runcorn, Cheshire, WA7

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 May 2024 to 3 Sep 2024 (96 days) by Jordan & Halstead, Frodsham

| TWO BEDROOM | GOOD SIZE REAR GARDEN | DRIVEWAY WITH PARKING | SOUGHT AFTER LOCATION |
***AVAILA...



£850 pcm

2 bedroom terraced house

+ Add to report

Arndale, Runcorn

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Dec 2024 to 28 Feb 2025 (83 days) by Adams Real Estate, Stockton Heath

Two Bedrooms | Mid Terrace | No Onward Chain Delay | Popular Location | Pleasant Gardens | EPC Ra...

Current Tenant Profile



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



Current term of tenancy: **Moved in within the last 2 years**



Payment history: **On time for length of tenancy**

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.



www.letproperty.co.uk

Bournemouth Close, Murdishaw, Runcorn,
WA7 6DS

219819310

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.



LETPROPERTY