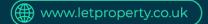


LET PROPERTY PACK

INVESTMENT INFORMATION

Arden Green, Fleetwood, FY7

209986120











Property Description

Our latest listing is in Arden Green, Fleetwood, FY7

Get instant cash flow of £600 per calendar month with a 6.3% Gross Yield for investors.

This property has a potential to rent for £789 which would provide the investor a Gross Yield of 8.2% if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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







Arden Green, Fleetwood, FY7



Property Key Features

3 bedroom

1 bathroom

Spacious Room

Private Parking

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £600

Market Rent: £789

209986120

Lounge









Kitchen

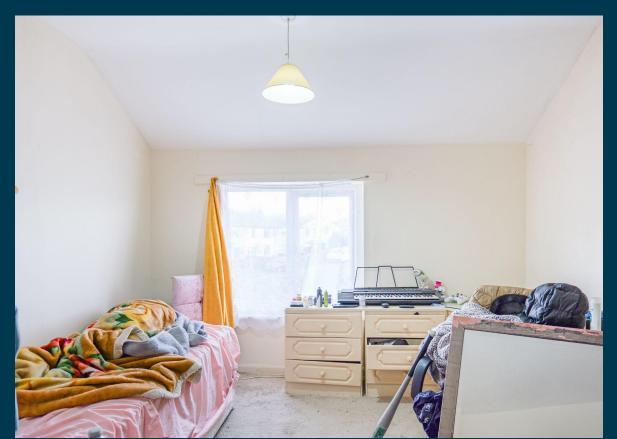






Bedrooms









Bathroom





Exterior









Initial Outlay





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£28,750.00**

SDLT Charge £5,750

Legal Fees £1,000.00

Total Investment £35,500.00

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 £600 per calendar month but the potential market rent is

(£)	789

Returns Based on Rental Income	£600	£789
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£60.00	£78.90
Total Monthly Costs	£434.38	£453.28
Monthly Net Income	£165.63	£335.73
Annual Net Income	£1,987.50	£4,028.70
Net Return	5.60%	11.35%

Return Stress Test Analysis Report





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

Annual Net Income

£2,450.70

Adjusted To

Net Return

6.90%

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income

£2,303.70

Adjusted To

Net Return

6.49%

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.



3 bedroom semi-detached house for sale

+ Add to report

Arden Green, Fleetwood, FY7

NO LONGER ADVERTISED

SOLD STC

Marketed from 3 Sep 2024 to 13 Jul 2025 (313 days) by The Square Room, Fylde Coast



3 bedroom terraced house for sale

+ Add to report

Arden Green, Fleetwood, FY7

NO LONGER ADVERTISED

Marketed from 11 Oct 2023 to 19 Mar 2025 (525 days) by Unique Estate Agency Ltd, Fleetwood

£95,000

£125,000

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**.



£875 pcm



+ Add to report

Agnew Road, Fleetwood

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 Oct 2024 to 28 Nov 2024 (38 days) by iMove Sales and Lettings, Poulton-Le-Fylde



£850 pcm

3 bedroom end of terrace house

+ Add to report

Bramley Avenue, Fleetwood

NO LONGER ADVERTISED

Marketed from 23 Jun 2025 to 22 Jul 2025 (28 days) by iMove Sales and Lettings, Poulton-Le-Fylde

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



Current term of tenancy: 5 years+



Standard Tenancy Agreement In Place: **Yes**



Payment history: On time for length of tenancy



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.





Interested in this property investment?

Call us on **0141 478 0985**



Arden Green, Fleetwood, FY7



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.