

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Thelwall New Road, Warrington. WA4

220208295











## **Property Description**

Our latest listing is in Thelwall New Road, Warrington. WA4

Get instant cash flow of £900 per calendar month with a 6.1% Gross Yield for investors.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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







Thelwall New Road, Warrington. WA4



3 Bedroom

3 Bathroom

**Spacious Lounge** 

Well-equipped Kitchen

**Factor Fees: TBC** 

**Ground Rent: TBC** 

Lease Length: 99 years

**Current Rent: £900** 

220208295

# Lounge







## Kitchen



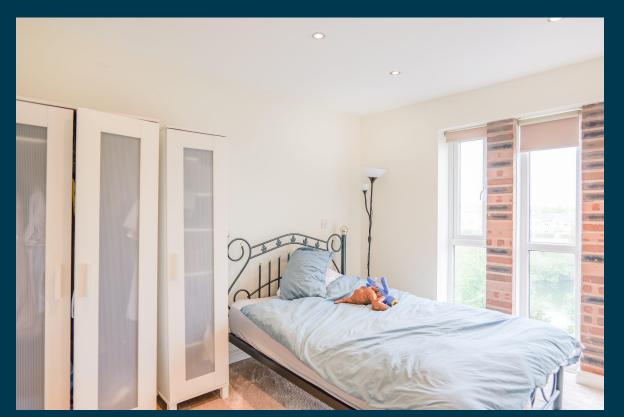






## **Bedrooms**









## **Bathroom**







## **Exterior**









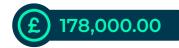
## **Initial Outlay**





Figures based on assumed purchase price of £178,000.00 and borrowing of £133,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£44,500.00** 

SDLT Charge £9,960

Legal Fees £1,000.00

Total Investment £55,460.00

#### **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 £900 per calendar month.

Returns Based on Rental Income	£900
Mortgage Payments on £133,500.00 @ 5%	£556.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	твс
Ground Rent	ТВС
Letting Fees	£90.00
Total Monthly Costs	£661.25
Monthly Net Income	£238.75
Annual Net Income	£2,865.00
Net Return	<b>5.17</b> %

### Return Stress Test Analysis Report





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

Annual Net Income

£1,065.00

Adjusted To

Net Return

1.92%

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

Annual Net Income

£195.00

Adjusted To

Net Return

0.35%

## 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 £185,000.



#### 2 bedroom apartment for sale

+ Add to report

Nightingale Court, Edgewater Place, Warrington, WA4 1BF

#### CURRENTLY ADVERTISED

Marketed from 29 Jul 2025 by Ashtons Estate Agency, Stockton Heath

£185,000

#### 2 bedroom apartment for sale

+ Add to report

£180,000

Edgewater Place, Nightingale Court Edgewater Place, WA4

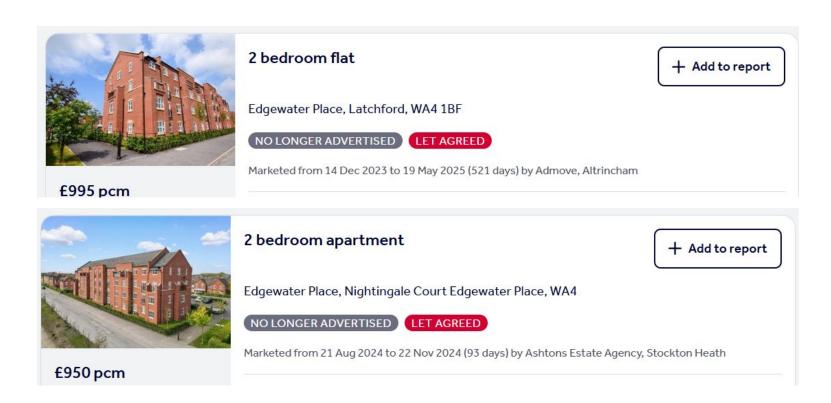
NO LONGER ADVERTISED

Marketed from 23 Jul 2024 to 24 Aug 2024 (31 days) by Ashtons Estate Agency, Stockton Heath

### Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



#### **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: **Moved** within the last 2 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** 



Thelwall New Road, Warrington. WA4



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.