

LET PROPERTY PACK

INVESTMENT INFORMATION

Thelwall New Road,
Warrington. WA4

220208295

 www.letproperty.co.uk





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

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Property Key Features

3 Bedroom

3 Bathroom

Spacious Lounge

Well-equipped Kitchen

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 99 years

Current Rent: £900

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 178,000.00

25% Deposit	£44,500.00
SDLT Charge	£9,960
Legal Fees	£1,000.00
Total Investment	£55,460.00

Projected Investment Return



The monthly rent of this property is currently set at £900 per calendar month.



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



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

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.



£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



£180,000

2 bedroom apartment for sale

+ Add to report

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**.



£995 pcm

2 bedroom flat

+ Add to report

Edgewater Place, Latchford, WA4 1BF

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Dec 2023 to 19 May 2025 (521 days) by Admove, Altrincham



£950 pcm

2 bedroom apartment

+ Add to report

Edgewater Place, Nightingale Court Edgewater Place, WA4

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 Aug 2024 to 22 Nov 2024 (93 days) by Ashtons Estate Agency, Stockton Heath

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
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.



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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.



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