

LET PROPERTY PACK

INVESTMENT INFORMATION

Cambridge Road,
Ellesmere Port, CH65

220056767

 www.letproperty.co.uk





Property Description

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

Get instant cash flow of **£600** per calendar month with a **8.4%** Gross Yield for investors.

This property has a potential to rent for **£738** which would provide the investor a Gross Yield of **10.3%** if the rent was increased to market rate.

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...



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Property Key Features

2 Bedrooms

2 Bathrooms

Expansive Lounge

**Well-Equipped Kitchen with
Ample Storage**

Factor Fees: £271.00 PM

Ground Rent: TBC

Lease Length: 104 years

Current Rent: £600

Market Rent: £738

Lounge



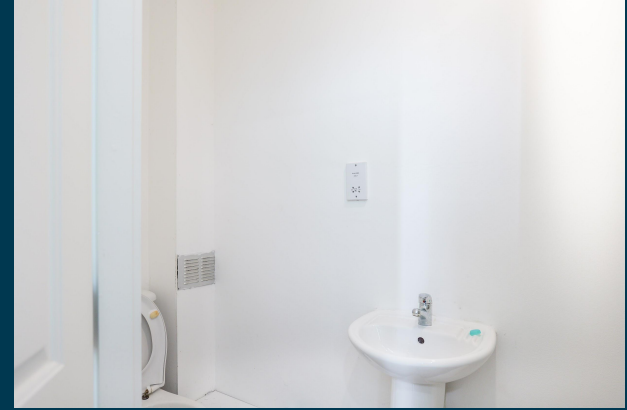
Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £86,000.00 and borrowing of £64,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 86,000.00

25% Deposit	£21,500.00
SDLT Charge	£4,300
Legal Fees	£1,000.00
Total Investment	£26,800.00

Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 738



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



Returns Based on Rental Income	£600	£738
Mortgage Payments on £64,500.00 @ 5%	£268.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£271.00	
Ground Rent	TBC	
Letting Fees	£60.00	£73.80
Total Monthly Costs	£614.75	£628.55
Monthly Net Income	-£14.75	£109.45
Annual Net Income	-£177.00	£1,313.40
Net Return	-0.66%	4.90%

Return Stress Test Analysis Report



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

Annual Net Income **-£162.60**
Adjusted To

Net Return **-0.61%**

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

Annual Net Income **£23.40**
Adjusted To

Net Return **0.09%**

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 £112,500.



£112,500

2 bedroom apartment for sale

+ Add to report

Cambridge Court, Ellesmere Port

NO LONGER ADVERTISED

Marketed from 10 Oct 2023 to 8 Jan 2024 (89 days) by Premier Estate (& Letting) Agents Ltd, Ellesmere Port



£105,000

2 bedroom flat for sale

+ Add to report

Cambridge Road, Ellesmere Port CH65

NO LONGER ADVERTISED

SOLD STC

Marketed from 28 Nov 2020 to 24 Sep 2021 (300 days) by Doorsteps.co.uk, National

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £795 based on the analysis carried out by our letting team at **Let Property Management**.



£795 pcm

2 bedroom flat

+ Add to report

Cambridge Court, Cambridge Road, Ellesmere Port

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Feb 2025 to 26 Mar 2025 (25 days) by Karl Tatler Estate Agents, Little Sutton



£795 pcm

2 bedroom flat

+ Add to report

Cambridge Court, Cambridge Road, Ellesmere Port

NO LONGER ADVERTISED

Marketed from 22 Jul 2024 to 29 Jul 2024 (6 days) by Clive Watkin Lettings, Little Sutton

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.



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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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