

LET PROPERTY PACK

INVESTMENT INFORMATION

Penrice Parc, St. Austell, PL25

219847049











Property Description

Our latest listing is in Penrice Parc, St. Austell, PL25

Get instant cash flow of £775 per calendar month with a 6.0% Gross Yield for investors.

This property has a potential to rent for £850 which would provide the investor a Gross Yield of 6.6% 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...







Penrice Parc, St. Austell, PL25



2 bedroom

1 bathroom

Spacious Room

Large Kitchen

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £775

Market Rent: £850

219847049

Lounge





Kitchen





Bedrooms









Bathroom





Exterior









Initial Outlay





Figures based on assumed purchase price of £155,000.00 and borrowing of £116,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£38,750.00**

SDLT Charge £8,350

Legal Fees **£1,000.00**

Total Investment £48,100.00

Projected Investment Return





The monthly rent of this property is currently set at £775 per calendar month but the potential market rent is



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

Returns Based on Rental Income	£775	£850
Mortgage Payments on £116,250.00 @ 5%	£484.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	ТВС	
Letting Fees	£77.50	£85.00
Total Monthly Costs	£576.88	£584.38
Monthly Net Income	£198.13	£265.63
Annual Net Income	£2,377.50	£3,187.50
Net Return	4.94%	6.63%

Return Stress Test Analysis Report





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

Annual Net Income £1,487.50

Adjusted To

Net Return 3.09%

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

Annual Net Income £862.50

Adjusted To

Net Return **1.79%**

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 £145,000.



2 bedroom apartment for sale

+ Add to repc

Bownder Vean, St. Austell, PL25

CURRENTLY ADVERTISED

SOLD STC

Marketed from 30 Apr 2025 by Cornish Bricks, Truro

£145,000



+ Add to repo



£125,000

Alexandra Road, St. Austell

CURRENTLY ADVERTISED

SOLD STC

Marketed from 19 Jun 2025 by May Whetter & Grose, St Austell

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

2 bedroom maisonette

St Austell - Council Tax Band A

NO LONGER ADVERTISED

LET AGREED

Marketed from 25 May 2023 to 12 Jun 2023 (18 days) by Miller Lettings, St. Austell



£775 pcm

2 bedroom apartment

Penrice Parc, St Austell, PL25

NO LONGER ADVERTISED

Marketed from 14 Feb 2024 to 14 Feb 2024 by Liddicoat & Company, St Austell

+ Add to report

+ Add to report

Current Tenant Proffile



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**



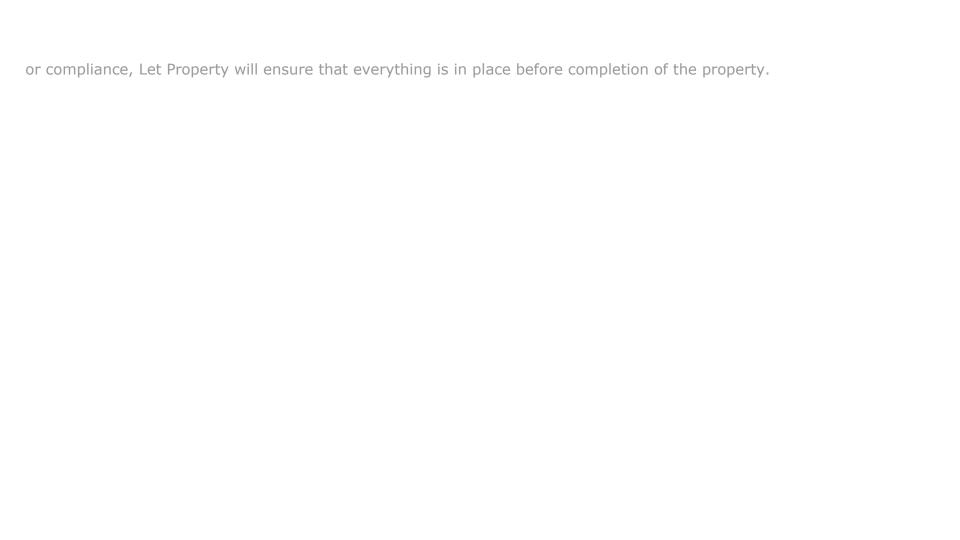
Payment history: On time for length of tenancy



Fully compliant tenancy: Yes

Fully compliant tenancy including EICR C 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







Interested in this property investment?

Call us on **0141 478 0985**



Penrice Parc, St. Austell, PL25



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.