

LET PROPERTY PACK

INVESTMENT INFORMATION

Ainsley Court, Leeds, LS14
5QL

220523083

 www.letproperty.co.uk





Property Description

Our latest listing is in Ainsley Court, Leeds, LS14 5QL

Get instant cash flow of **£675** per calendar month with a **6.48%** Gross Yield for investors.

This property has a potential to rent for **£1,035** which would provide the investor a Gross Yield of **9.94%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Ainsley Court, Leeds, LS14
5QL

220523083



Property Key Features

2 Bedrooms

2 Bathrooms

Communal Private Parking

**Communal Front and Rear
Gardens**

Factor Fees: £185 pm

Ground Rent: £16.66 pm

Lease Length: 106 years

Current Rent: £675

Market Rent: £1,035

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £144,000.00 and borrowing of £108,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 144,000.00

25% Deposit	£36,000.00
SDLT Charge	£7,580
Legal Fees	£1,000.00
Total Investment	£44,580.00

Projected Investment Return



The monthly rent of this property is currently set at £675 per calendar month but the potential market rent is

£1,035



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



Returns Based on Rental Income	£675	£1,035
Mortgage Payments on £108,000.00 @ 5%	£450.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£185.00	
Ground Rent	£16.66	
Letting Fees	£67.50	£103.50
Total Monthly Costs	£734.16	£770.16
Monthly Net Income	-£59.16	£264.84
Annual Net Income	-£709.92	£3,178.08
Net Return	-1.59%	7.13%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,108.08**
Adjusted To

Net Return **2.49%**

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

Annual Net Income **£1,218.00**
Adjusted To

Net Return **2.73%**

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 £150,000.



£150,000

2 bedroom apartment for sale

+ Add to report

Constone Court, Cross Street, Halton, Leeds

CURRENTLY ADVERTISED

SOLD STC

Marketed from 30 Jun 2025 by Vision Properties, Leeds

BEAUTIFULLY PRESENTED, TWO BEDROOM & TWO BATHROOM 1st FLOOR APARTMENT | SECURE ALLOCATED PARKING ...



£145,000

2 bedroom apartment for sale

+ Add to report

Oak Tree Lane, Leeds, West Yorkshire

NO LONGER ADVERTISED

SOLD STC

Marketed from 29 May 2024 to 20 Nov 2024 (175 days) by Manning Stainton, Crossgates

Ground Floor Apartment | Two Double Bedrooms | Master En-Suite | Open Plan Living Kitchen | Bathr...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,205 based on the analysis carried out by our letting team at **Let Property Management**.



£1,205 pcm

2 bedroom apartment

+ Add to report

Rufus Court, Foundry Lane

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Sep 2024 to 27 Sep 2024 (3 days) by Livingway Team Ltd, Livingway

FURNISHED TO A VERY HIGH STANDARD | EXCELLENT TRANSPORT LINKS | PET-FRIENDLY FOR YOUR FURRY FRIEN...



£1,150 pcm

2 bedroom apartment

+ Add to report

Barrington Way, Leeds, West Yorkshire, LS15

NO LONGER ADVERTISED

LET AGREED

Marketed from 25 Feb 2022 to 18 Jun 2025 (1208 days) by Mike Dobson Lettings, Garforth

Beautifully presented | Exciting opportunity | Fairly new development | Great location | Spaciou...

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.



www.letproperty.co.uk

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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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