

LET PROPERTY PACK

INVESTMENT INFORMATION

Ashton Dr, Lancaster, LAI 2LH

219385684











Property Description

Our latest listing is in Ashton Dr, Lancaster, LAI 2LH

Get instant cash flow of £670 per calendar month with a 5.03% Gross Yield for investors.

This property has a potential to rent for £1,150 which would provide the investor a Gross Yield of 8.63% 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...







Ashton Dr, Lancaster, LAI 2LH



Property Key Features

3 Bedrooms

1 Bathroom

Private Driveway Parking

Private Rear Garden

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £670

Market Rent: £1,150

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Lounge





Kitchen

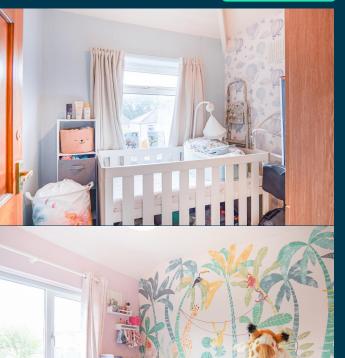




Bedrooms







Bathroom





Exterior





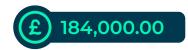
Initial Outlay





Figures based on assumed purchase price of £184,000.00 and borrowing of £138,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£46,000.00**

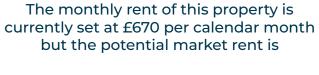
SDLT Charge £10,380

Legal Fees £1,000.00

Total Investment £57,380.00

Projected Investment Return









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

Returns Based on Rental Income	£670	£1,150
Mortgage Payments on £138,000.00 @ 5%	£575.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	Freehold	
Letting Fees	£67.00	£115.00
Total Monthly Costs	£657.00	£705.00
Monthly Net Income	£13.00	£445.00
Annual Net Income	£156.00	£5,340.00
Net Return	0.27%	9.31%

Return Stress Test Analysis Report





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

Annual Net Income

£3,040.00

Adjusted To

Net Return

5.30%

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

Annual Net Income

£2,580.00

Adjusted To

Net Return

4.50%

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 £190,000.



£190,000

3 bedroom semi-detached house for sale

+ Add to report

Clare Road, Lancaster | 3 Bed Semi Det Family Home - featuring stylish Kitchen & Dining Room

NO LONGER ADVERTISED

SOLD STC

Marketed from 27 Jun 2024 to 27 Feb 2025 (245 days) by JD Gallagher Estate Agents, Lancaster

3 bed family home with views of Williamson Memorial | Spacious lounge with living flame gas fire ...



£189,950

3 bedroom semi-detached house for sale

+ Add to report

Sulby Drive, Lancaster

CURRENTLY ADVERTISED

SOLD STC

Marketed from 25 Mar 2025 by Houseclub, Lancaster

A fabulous blank canvas for a wide range of homeowners to acquire a popular house type in a fabul...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at Let Property

Management.



3 bedroom semi-detached house

+ Add to report

+ Add to report

Greaves Road, Lancaster

NO LONGER ADVERTISED

Marketed from 16 Oct 2024 to 2 Nov 2024 (16 days) by Yes Move, Lancaster

Wow!!!! A stunning 3 Bedroom Semi Detached South Lancaster Home with En-Suite, Downstairs WC, att...



Lincoln Road, Lancaster

NO LONGER ADVERTISED

Marketed from 26 Jul 2025 to 22 Sep 2025 (57 days) by Farrell Heyworth, Lancaster & North Lancashire

Three Bedroom Semi-Detached Home Convenient For Ci | Open Plan, Stylish, Modern Kitchen Diner & i...

3 bedroom semi-detached house

£1,200 pcm

£1,250 pcm

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: 9 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**



Ashton Dr, Lancaster, LA1 2LH



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.