

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Ashton Dr, Lancaster, LA1  
2LH

219385684

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Ashton Dr, Lancaster, LA1 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, LA1  
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## 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**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





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

£ 184,000.00

25% Deposit £46,000.00

SDLT Charge £10,380

Legal Fees £1,000.00

Total Investment £57,380.00

# Projected Investment Return



The monthly rent of this property is currently set at £670 per calendar month but the potential market rent is

£ 1,150



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                   | TBC      |           |
| 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**.



£1,250 pcm

## 3 bedroom semi-detached house

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...

+ Add to report



£1,200 pcm

## 3 bedroom semi-detached house

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...

+ Add to report

# 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.



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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.



**LETPROPERTY**