

# LET PROPERTY PACK

## **INVESTMENT INFORMATION**

West Malvern Road, Malvern, WR14

221454182











## **Property Description**

Our latest listing is in West Malvern Road, Malvern, WR14

Get instant cash flow of £700 per calendar month with a 6.0% Gross Yield for investors.

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...







West Malvern Road, Malvern, WR14



1 bedroom

1 bathroom

**Spacious Lounge** 

Well Equipped Kitchen

Factor Fees: £30.00 PM

**Ground Rent: 999 years** 

Lease Length: Leasehold

**Current Rent: £700** 

221454182

# Lounge







# Kitchen





# **Bedrooms**



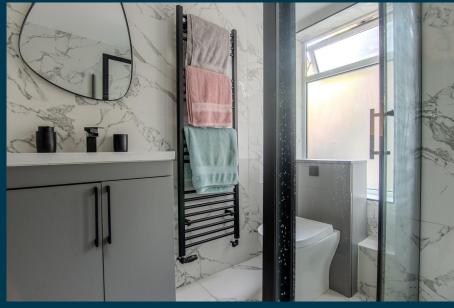




# **Bathroom**







# **Exterior**









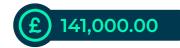
## **Initial Outlay**





Figures based on assumed purchase price of £141,000.00 and borrowing of £105,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£35,250.00** 

SDLT Charge £7,370

Legal Fees £1,000.00

Total Investment £43,620.00

## **Projected Investment Return**





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



Returns Based on Rental Income	£700
Mortgage Payments on £117,750.00 @ 5%	£490.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£30.00
Ground Rent	999 years
Letting Fees	£70.00
Total Monthly Costs	£605.63
Monthly Net Income	£94.38
Annual Net Income	£1,132.50
Net Return	2.32%

## Return Stress Test Analysis Report





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

£332.50

Annual Net Income

...

**Adjusted To** 

Net Return

0.76%

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

Annual Net Income

-£382.50

Adjusted To

**Net Return** 

-0.88%

## 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 £164,000.



## 1 bedroom apartment for sale

+ Add to report

Edith Walk, Malvern, WR14 4QH

#### CURRENTLY ADVERTISED

Marketed from 6 Feb 2025 by Smart Homes, New Homes, Shirley



#### 1 bedroom flat for sale

+ Add to report



£160,000

Belle Vue Terrace, Malvern

#### NO LONGER ADVERTISED

Marketed from 16 Oct 2023 to 8 Jan 2024 (83 days) by Connells, Malvern

## **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £0 based on the analysis carried out by our letting team at **Let Property Management**.



### 1 bedroom flat

+ Add to report

St. Andrews House, Malvern, WR14

#### NO LONGER ADVERTISED

Marketed from 12 Aug 2024 to 16 Aug 2024 (3 days) by OpenRent, London



£800 pcm

£795 pcm

#### 1 bedroom apartment

+ Add to report

Church Street, Malvern

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Jul 2024 to 4 Sep 2024 (56 days) by Philip Laney & Jolly, Great Malvern

## **Current Tenant Profile**



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: **Moved in** within the last 2 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** 



West Malvern Road, Malvern, WR14



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.