

LET PROPERTY PACK

INVESTMENT INFORMATION

West Malvern Road,
Malvern, WR14

221454182

 www.letproperty.co.uk





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...



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Property Key Features

1 bedroom

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £30.00 PM

Ground Rent: 999 years

Lease Length: Leasehold

Current Rent: £700

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 141,000.00

25% Deposit £35,250.00

SDLT Charge £7,370

Legal Fees £1,000.00

Total Investment £43,620.00

Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month.

£ 700



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

Annual Net Income **£332.50**
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.



£164,000

1 bedroom apartment for sale

Edith Walk, Malvern, WR14 4QH

CURRENTLY ADVERTISED

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

[+ Add to report](#)



£160,000

1 bedroom flat for sale

Belle Vue Terrace, Malvern

NO LONGER ADVERTISED

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

[+ Add to report](#)

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**.



£800 pcm

1 bedroom flat

St. Andrews House, Malvern, WR14

NO LONGER ADVERTISED

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

+ Add to report



£795 pcm

1 bedroom apartment

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

+ Add to report

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**



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.



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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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