

LET PROPERTY PACK

INVESTMENT INFORMATION

Swan Court, Askern,
Doncaster, DN6 0QU

220386404

 www.letproperty.co.uk





Property Description

Our latest listing is in Swan Court, Askern, Doncaster, DN6 0QU

This property has a potential to rent for **£721** which would provide the investor a Gross Yield of **13.95%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



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Property Key Features

2 Bedrooms

2 Bathrooms

Ideal for First-Time Buyers

Communal Private Parking

Factor Fees: £190 pm

Ground Rent: TBC

Lease Length: 984 years

Market Rent: £721

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £71,000.00 and borrowing of £53,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 71,000.00

25% Deposit £17,750.00

SDLT Charge £3,550

Legal Fees £1,000.00

Total Investment £22,300.00

Projected Investment Return



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



Returns Based on Rental Income	£721
Mortgage Payments on £53,250.00 @ 5%	£221.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£190.00
Ground Rent	TBC
Letting Fees	£72.10
Total Monthly Costs	£498.98
Monthly Net Income	£222.03
Annual Net Income	£2,664.30
Net Return	11.95%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,222.30**
Adjusted To

Net Return **5.48%**

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

Annual Net Income **£1,599.30**
Adjusted To

Net Return **7.17%**

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 £88,000.



£88,000

2 bedroom apartment for sale

+ Add to report

Church Street, Bentley, Doncaster, DN5

NO LONGER ADVERTISED

SOLD STC

Marketed from 4 Aug 2023 to 19 Dec 2024 (503 days) by 3Keys Property, Doncaster

GROUND FLOOR APARTMENT | 2 DOUBLE BEDROOMS | SPACIOUS LOUNGE/DINER | SEPARATE KITCHEN WITH INTEGR...



£85,000

2 bedroom apartment for sale

+ Add to report

Park Drive, Campsall

NO LONGER ADVERTISED

SOLD STC

Marketed from 31 May 2024 to 5 May 2025 (338 days) by Martin & Co, Doncaster

Two Double Bedrooms. | Apartment. | Sought-After-Location. | Utility Room. | Rear Yard. | Close t...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

2 bedroom flat

+ Add to report

Lakeside Boulevard, Doncaster

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 Aug 2024 to 28 Feb 2025 (191 days) by Eadon Lockwood & Riddle, Sheffield

Ground floor apartment | Two bedrooms | White bathroom suite with shower | Secure entry system C...



£725 pcm

2 bedroom apartment

+ Add to report

Lakeside Mews, Fieldside

NO LONGER ADVERTISED

LET AGREED

Marketed from 25 Apr 2025 to 12 Jun 2025 (47 days) by Leaders Lettings, Sheffield

FANTASTIC LOCATION | CLOSE TO LOCAL AMENITIES | CLOSE TO MAJOR ROAD LINKS | NO DEPOSIT
OPTION AVA...

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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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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