

LET PROPERTY PACK

INVESTMENT INFORMATION

Canavan Court, Falkirk, FK2

221725823











Property Description

Our latest listing is in Canavan Court, Falkirk, FK2

This property has a potential to rent for £1,034 which would provide the investor a Gross Yield of 10.3% if the rent was increased to market rate.

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...







Canavan Court, Falkirk, FK2



3 Bedrooms

1 Bathroom

Bright Lounge with Dining Area

Modern Kitchen

Factor Fees: £61.54

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £1,034

221725823

Lounge









Kitchen









Bedrooms









Bathroom







Exterior









Initial Outlay





Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit **£30,000.00**

Stamp Duty ADS @ 8% £9,600.00

LBTT Charge £0

Legal Fees £1,000.00

Total Investment £40,600.00

Projected Investment Return





Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.

Returns Based on Rental Income	£1,034
Mortgage Payments on £90,000.00 @ 5%	£375.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£61.54
Ground Rent	Freehold
Letting Fees	£103.40
Total Monthly Costs	£554.94
Monthly Net Income	£479.06
Annual Net Income	£5,748.74
Net Return	14.16%

Return Stress Test Analysis Report





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

£3,680.74

Annual Net Income

Adjusted To

9.07%

Net Return

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

Annual Net Income

£3,948.74

Adjusted To

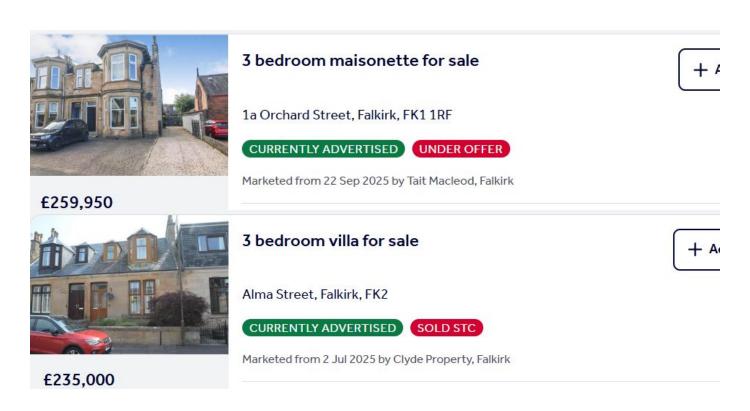
Net Return

9.73%

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 £259,950.



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 apartment

Redding Road, Brightons, FK2

NO LONGER ADVERTISED

Marketed from 14 Jun 2024 to 25 Jun 2024 (11 days) by Campbell & Dean Ltd, Falkirk

LET AGREED! Unfurnished. Available now! Traditional upper sandstone villa, with particularly gene...



£1,225 pcm

3 bedroom flat

Maggiewoods Loan, Falkirk, FK1

NO LONGER ADVERTISED

Marketed from 15 Sep 2025 to 25 Sep 2025 (10 days) by Belvoir, Falkirk

+ Add to report

+ Add to report







Interested in this property investment?

Call us on **0141 478 0985**

Canavan Court, Falkirk, FK2



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.