

LET PROPERTY PACK

INVESTMENT INFORMATION

Ashfield Gardens, Warrington,
WA4

222761610

 www.letproperty.co.uk





Property Description

Our latest listing is in Ashfield Gardens, Warrington, WA4

Get instant cash flow of **£625** per calendar month with a **6.5%** Gross Yield for investors.

This property has a potential to rent for **£788** which would provide the investor a Gross Yield of **8.2%** 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...



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WA4

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Property Key Features

1 Bedroom

1 Bathroom

Open-Plan Lounge and Dining Space

Modern Kitchen

Factor Fees: £108.64 PM

Ground Rent: TBC

Lease Length: 230 years

Current Rent: £625

Market Rent: £788

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £116,000.00 and borrowing of £87,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 116,000.00

25% Deposit	£29,000.00
SDLT Charge	£5,800
Legal Fees	£1,000.00
Total Investment	£35,800.00

Projected Investment Return



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



The monthly rent of this property is currently set at £625 per calendar month but the potential market rent is

£ 788

Returns Based on Rental Income	£625	£788
Mortgage Payments on £87,000.00 @ 5%	£362.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£108.64	
Ground Rent	TBC	
Letting Fees	£62.50	£78.80
Total Monthly Costs	£548.64	£564.94
Monthly Net Income	£76.36	£223.06
Annual Net Income	£916.32	£2,676.72
Net Return	2.56%	7.48%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,100.72**
Adjusted To

Net Return **3.07%**

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

Annual Net Income **£936.72**
Adjusted To

Net Return **2.62%**

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 £167,500.



£167,500

1 bedroom apartment for sale

+ Add

Bourchier Way, Grappenhall Heys, Warrington, WA4

NO LONGER ADVERTISED

SOLD STC

Marketed from 18 Mar 2024 to 25 Feb 2025 (343 days) by Cowdel Clarke, Stockton Heath



£145,000

1 bedroom retirement property for sale

+ Add

Bartholomew Court, Warrington, WA4 2JW

NO LONGER ADVERTISED

Marketed from 2 Jul 2025 to 2 Jul 2025 by Retirement Homeseach, West of England & Wales

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £795 based on the analysis carried out by our letting team at **Let Property Management**.



£795 pcm

1 bedroom ground floor flat

+ Add to

Flat1, Broadbent Avenue, Warrington, Cheshire, WA4

CURRENTLY ADVERTISED

Marketed from 15 Feb 2023 by Fastmove Lettings, Warrington



£750 pcm

1 bedroom flat

+ Add to

Clearwater Quays, Warrington, WA4

NO LONGER ADVERTISED

Marketed from 13 Aug 2025 to 22 Aug 2025 (8 days) by OpenRent, London

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
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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