

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Westbourne Drive,  
Rhostyllen, Wrexham, LL14

214609617

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Westbourne Drive, Rhostyllen, Wrexham, LL14

This property has a potential to rent for **£1,450** which would provide the investor a Gross Yield of **6.4%** if the rent was increased to market rate.

**This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.**

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



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## Property Key Features

**4 bedrooms**

**1 bathroom**

**Private indoor space**

**Versatile living areas**

**Factor Fees: TBC**

**Ground Rent: FREEHOLD**

**Lease Length: FREEHOLD**

**Market Rent: £1,450**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



Figures based on assumed purchase price of 270,000.00 and borrowing of £202,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 270,000.00

25% Deposit £67,500.00

SDLT Charge £17,000

Legal Fees £1,000.00

Total Investment £85,500.00

# Projected Investment Return



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



|                                       |           |
|---------------------------------------|-----------|
| Returns Based on Rental Income        | £1,450    |
| Mortgage Payments on £202,500.00 @ 5% | £843.75   |
| Est. Building Cover (Insurance)       | £15.00    |
| Approx. Factor Fees                   | TBC       |
| Ground Rent                           | FREEHOLD  |
| Letting Fees                          | £145.00   |
| Total Monthly Costs                   | £1,003.75 |
| Monthly Net Income                    | £446.25   |
| Annual Net Income                     | £5,355.00 |
| Net Return                            | 6.26%     |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,455.00**  
Adjusted To

Net Return                      **2.87%**

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

Annual Net Income      **£1,305.00**  
Adjusted To

Net Return                      **1.53%**

# 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 £250,000.



£250,000

## 4 bedroom semi-detached house for sale

+ Add to report

Talwrn Road, Coedpoeth, Wrexham

NO LONGER ADVERTISED

Marketed from 20 May 2025 to 24 Oct 2025 (156 days) by Monopoly Estate Agents, Rossett

SPACIOUS FOUR BEDROOM SEMI-DETACHED FAMILY HOME | SEMI-RURAL VILLAGE LOCATION |



£250,000

## 4 bedroom semi-detached house for sale

+ Add to report

Glascoed Way, Summerhill, Wrexham, LL11

NO LONGER ADVERTISED

SOLD STC

Marketed from 1 May 2025 to 11 Sep 2025 (132 days) by Whitegates, Wrexham

Impressive 4 bedroom semi detached home | Ensuite to ground floor bedroom | Extremely well present

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,450 based on the analysis carried out by our letting team at **Let Property Management**.



£1,450 pcm

## 4 bedroom semi-detached house

+ Add to report

Trefynant Park, Acrefair, Wrexham

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 May 2025 to 10 Jul 2025 (42 days) by Monopoly Estate Agents, Rossett



£1,200 pcm

## 4 bedroom semi-detached house

+ Add to report

Nant Court, Brymbo, Wrexham

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Dec 2024 to 20 Jan 2025 (28 days) by Town & Country Estate Agents, Wrexham

Three storey semi detached property | Four good sized bedrooms | Enclosed rear garden | Two car...

# 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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