

SELL YOUR TENANTED
PROPERTY.COM



PROPERTY INVESTMENT SCHEDULE

Clarence House,
Leeds,
LS10 1LG

PROPERTY DETAILS

Clarence House, Leeds, LS10 1LG

OFFERS OVER
£144,000

Sell Your Tenanted Property are delighted to bring to market this 1- bedroom flat situated in the sought after area of Leeds Docks

Type Of Home

Flat

Tenure

Leasehold

Rent

£800/PCM

Returns

£9,600

Yield

6.6%

Bedrooms

1

Bathrooms

1

Reception

1

Area Sqft

429

PROPERTY IMAGES



PROPERTY IMAGES



PROPERTY IMAGES

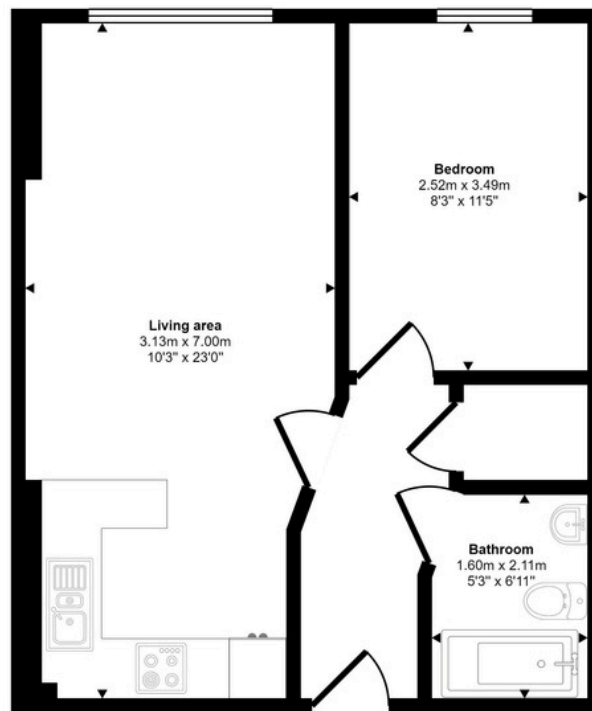


PROPERTY IMAGES



FLOOR PLAN

Approx Gross Internal Area
40 sq m / 429 sq ft



Floorplan

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

INVESTMENT SUMMARY

The next 4 pages are a projection of the potential return on your investment

We have looked at the potential returns in 4 different scenarios.
First at the current rent. Secondly at the potential rent.

For each of those 2 rental figures, we then looked at the return if:

1. You purchased with cash outright.
2. You put down a 25% deposit & borrowed 75% (75% LTV)

We also looked at the historic increase in value of property in the area.
We then used the historic performance to show the potential future increase over the next 5 years based on the current market value.

- Page 8 – Current annual rent returns for a cash purchase.
- Page 9 - Potential annual rent returns for a cash purchase & for 75% LTV purchase.
- Page 10 – Historic increase in value & potential future increase in value. Within the area.
- Page 11 – Combined potential rental & potential increase in value: to give a Total Potential Return - over 5 years

RETURN AT CURRENT RENT £800/PCM

Cash Purchase Investment/ Current Return = **6.4% Yield**

Investment

House Purchase Price	£144,000
LBTT	£4,320
Legal Fees	£1000
Total Investment	£149,320

Income

Annual Income	£9,600
Less Mortgage Int	£0
Service Charge & Ground Rent	TBC
Net Annual Income	£9,600

BTL Mortgage Investment/ Current Return = **11.2% Yield**

25% Of Purchase Price	£36,000
LBTT	£4,320
Legal Fees	£1000
Total Investment	£41,320

Potential Annual Income	£9,600
Less Mortgage Int	£4,968
Service Charge & Ground Rent	TBC
Net Annual Income	£4,632

*Assumed 25% deposit & BTL interest rate of 4.6%

RETURN AT POTENTIAL RENT £800/PCM

Cash Purchase Investment/ Current Return = **7 % Yield**

Investment

House Purchase Price	£144,000
LBTT	£4,320
Legal Fees	£1000
Total Investment	£149,320

Income

Annual Income	£10,200
Less Mortgage	£0
Service Charge & Ground Rent	TBC
Net Annual Income	£10,200

BTL Mortgage Investment/ Current Return = **12 % Yield**

Investment

25% Of Purchase Price	£36,000
LBTT	£4,320
Legal Fees	£1000
Total Investment	£41,320

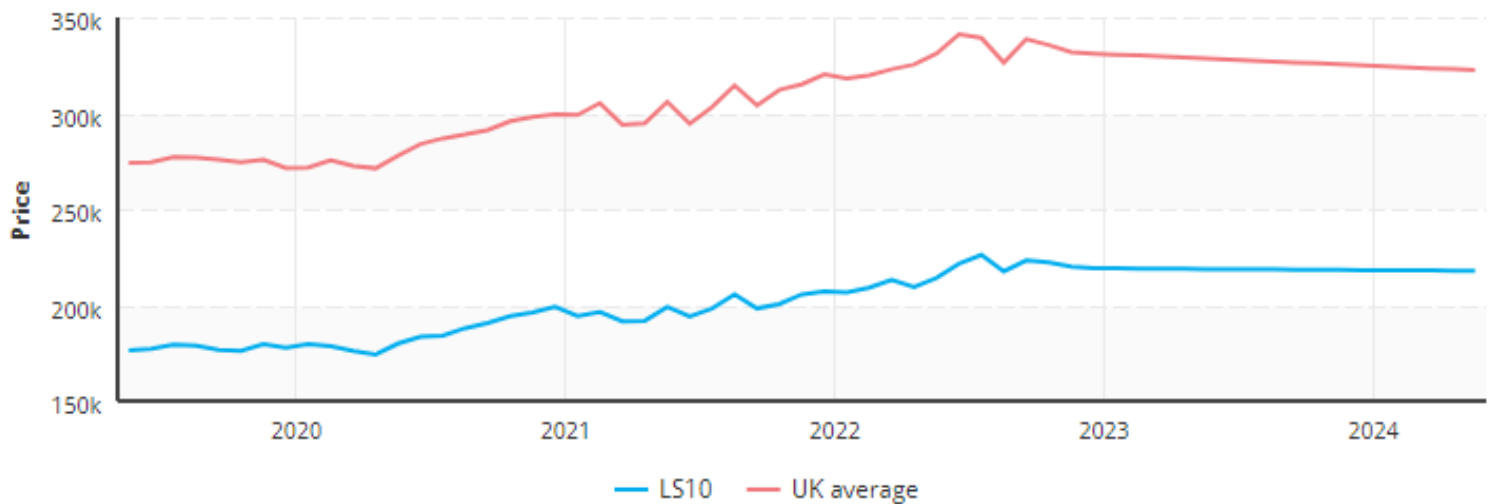
Income

Potential Annual Income	£10,200
Less Mortgage Int	£4,968
Service Charge & Ground Rent	TBC
Net Annual Income	£4,968

*Assumed 25% deposit & BTL interest rate of 4.6%

PROJECTED FUTURE VALUE

House prices in the LS10 Area In The Last 5 Years



Historically, House prices in the WF3 area have risen by 22%

TENANT POTENTIAL RETURN OVER 5 YEARS

BASED ON THE POTENTIAL RENT

5 Year Total Potential Return

Cash Purchase Investment/Potential Total Return **57%**

Cash Investment	£149,320
5 Year Income	£51,000
Potential Increase In Value (based off of CMV of £157k)	£34,540
House Price In 5 Years	£191,540 (conservatively)
Total Potential Return	£85,540

BTL Mortgage Investment/Potential Total Return **143%**

Cash Investment	£41,320
5 Year Net Income	£24,840
Potential Increase In Value	£34,540
Total Potential Return	£59,380

TENANT INFORMATION



Tenancy Agreement In Place



No Missed/ Late Rent Payments In
Last 12 Months



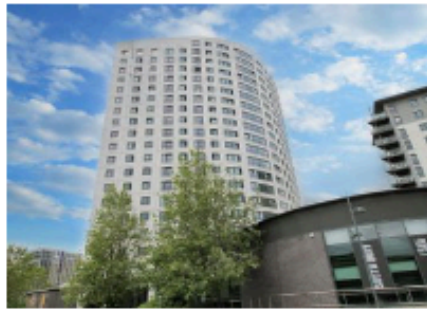
Tenant Expected To Stay Long Term



Property Fully Compliant (EICR/ Gas Safety etc)

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LOCAL SALES ACTIVITY



G **£143,000**
The Boulevard, Leeds LS10

 1  **Flat / Leasehold**

****ready to move in**** current val **£157,000**** Our latest Investment listing is this vacant 1 bed flat, a great addition to any property portfolio. This well-maintained property offers a hassle-free ...

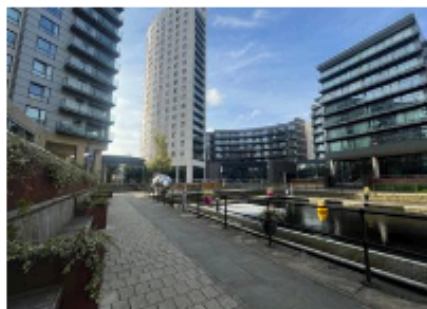


H **£210,000**
The Boulevard, Hunslet, Leeds LS10

 2  **Flat**

William H Brown are proud to present this two bedroom, two bath apartment situated in the fantastic development of Leeds Dock. Viewings are highly recommended to appreciate this apartment, call us ...

Sale date: Oct 2007
Price: £204,000

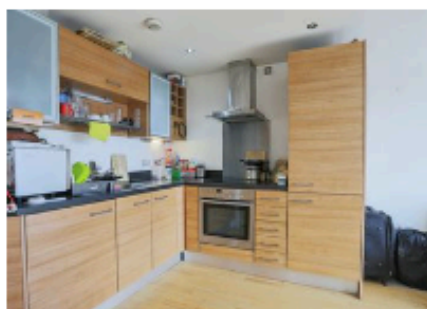


I **£125,000**
The Boulevard, Hunslet, Leeds LS10

 1  **Flat / Leasehold**

10th Floor one bedroom apartment at Leeds Dock. The property is sold as a tenanted investment with an income of £10,440 pa. Fixed term in place until April 2025. Sold furnished. 10th ...

Sale date: Nov 2007
Price: £143,500



J **£125,000**
Clarence House, The Boulevard, Leeds, West Yorkshire **Distance:** 0.02 miles
LS10

 1  **Flat / Leasehold**

This is a fantastic apartment in Clarence House at Leeds Dock. This apartment presents a great open plan living space. The kitchen has integrated appliances; washer dryer, fridge freezer and hob ...

Sale date: Feb 2008
Price: £133,000

LOCAL LETTINGS ACTIVITY



C **£800 pcm (£185 pw)**
The Boulevard, Hunslet, Leeds LS10 **ARCHIVED** **Distance:** 0.02 miles

1 Flat

Furnished one bedroom apartment in Leeds Dock available to rent at Clarence House. Modern interior with brand new kitchen and bedroom flooring. Furnished one bedroom apartment in ...



D **£850 pcm (£196 pw)**
The Boulevard, Hunslet, Leeds LS10 **ARCHIVED** **Distance:** 0.02 miles

1 Flat

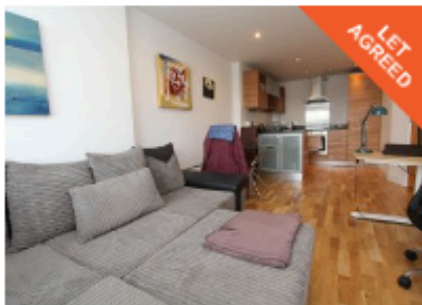
Delightful one bedroom apartment at Leeds Dock. Situated in Clarence House this apartment enjoys far reaching views across the City. Hallway with storage. Living area with fully fitted kitchen. ...



E **£875 pcm (£202 pw)**
The Boulevard, Hunslet, Leeds LS10 **ARCHIVED** **Distance:** 0.02 miles

1 Flat

Well presented one bedroom apartment on the the 5th floor of Clarence House at Leeds Dock. The furnished accommodation comprises: Entrance Hall, Open plan Living Room with fully equipped Kitchen ...

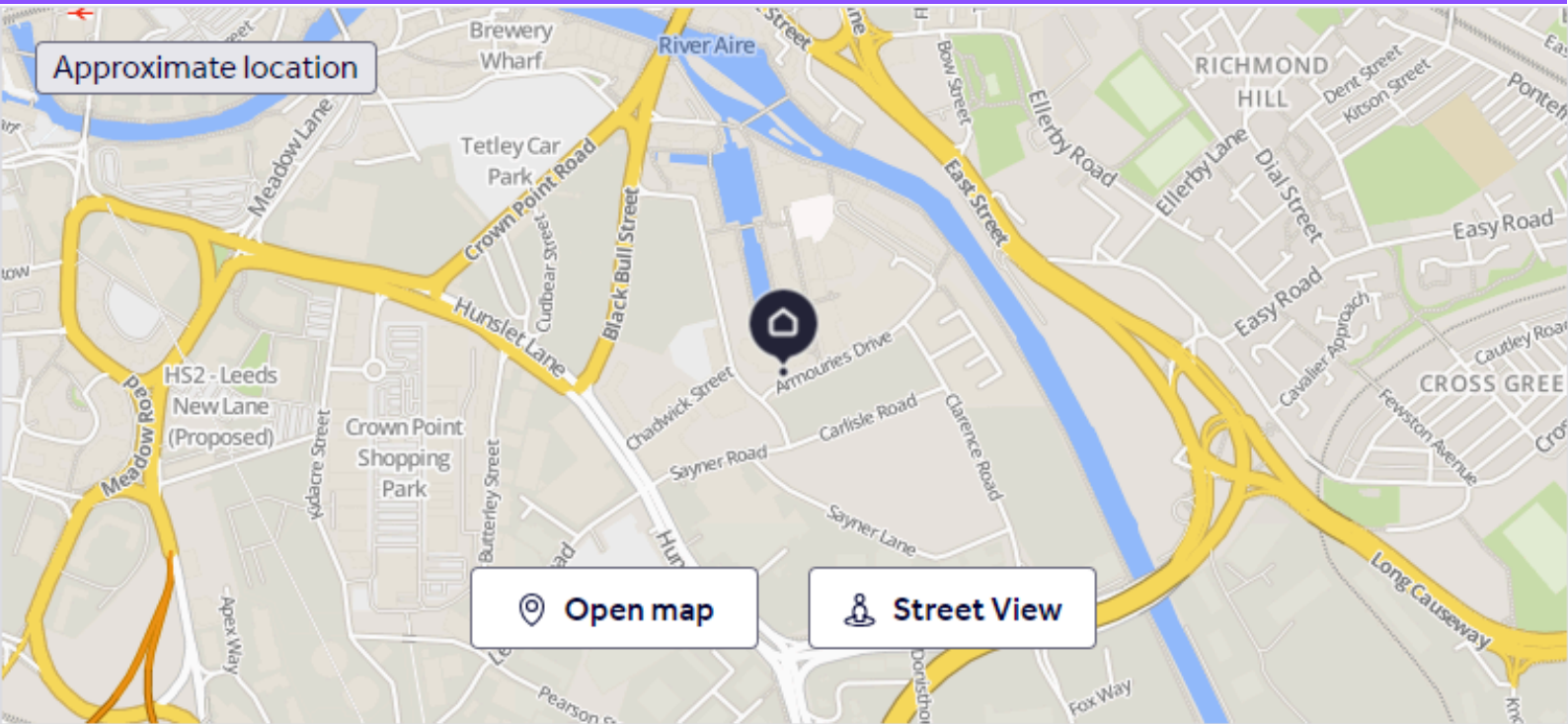


F **£875 pcm (£202 pw)**
The Boulevard, Hunslet, Leeds LS10 **ARCHIVED** **Distance:** 0.02 miles

1 Flat

Well presented one bedroom apartment on the the 5th floor of Clarence House at Leeds Dock. The furnished accommodation comprises: Entrance Hall, Open plan Living Room with fully equipped Kitchen ...





LOCAL SCHOOLS



 Stations

 Schools

NEAREST SCHOOLS

- | | |
|--|-----------|
|  University Technical College Leeds
State School Ofsted: Good | 0.1 miles |
|  The Ruth Gorse Academy
State School Ofsted: Outstanding | 0.2 miles |
|  LS-TEN
Independent School Ofsted: Inadequate | 0.3 miles |
|  Mount St Mary's Catholic High School
State School Ofsted: Good | 0.4 miles |

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Contact Information



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