

LET PROPERTY PACK

INVESTMENT INFORMATION

Springwell Crescent,
Groomsport, Bangor, BT19

225477753

 www.letproperty.co.uk





Property Description

Our latest listing is in Springwell Crescent, Groomsport, Bangor, BT19

Get instant cash flow of **£600** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **8.7%** if the rent was increased to market rate.

With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.

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



Springwell Crescent,
Groomspoint, Bangor, BT19

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Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: 0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £600

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £138,000.00 and borrowing of £103,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 138,000.00

| | |
|-------------------------|-------------------|
| 25% Deposit | £34,500.00 |
| SDLT Charge | £7,160 |
| Legal Fees | £1,000.00 |
| Total Investment | £42,660.00 |

Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 1,000

| Returns Based on Rental Income | £600 | £1,000 |
|---------------------------------------|------------------|------------------|
| Mortgage Payments on £103,500.00 @ 5% | £431.25 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | £0.00 | |
| Ground Rent | Freehold | |
| Letting Fees | £60.00 | £100.00 |
| Total Monthly Costs | £506.25 | £546.25 |
| Monthly Net Income | £93.75 | £453.75 |
| Annual Net Income | £1,125.00 | £5,445.00 |
| Net Return | 2.64% | 12.76% |

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



Return **Stress Test** Analysis Report



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

Annual Net Income **£3,445.00**
Adjusted To

Net Return **8.08%**

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

Annual Net Income **£3,375.00**
Adjusted To

Net Return **7.91%**

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 £290,000.



£290,000

3 bedroom semi-detached house for sale

+ Add to report

Royal Avenue, Calcot, Reading, Berkshire, RG31

CURRENTLY ADVERTISED

SOLD STC

Marketed from 17 Nov 2025 by Sansome & George, Mortimer



£169,950

3 bedroom semi-detached house for sale

+ Add to report

Sycamore Drive, Newtownabbey, County Antrim, Northern Ireland, BT37

NO LONGER ADVERTISED

Marketed from 14 Jan 2026 to 5 Feb 2026 (21 days) by iamsold NI, Belfast

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

3 bedroom flat

+ Add to report

Kensington Gate, Belfast, BT5

NO LONGER ADVERTISED

Marketed from 28 Oct 2025 to 6 Nov 2025 (9 days) by OpenRent, London



£795 pcm

3 bedroom semi-detached house

+ Add to report

Castlelodge Avenue, Comber, Belfast, BT23

NO LONGER ADVERTISED

Marketed from 30 Oct 2025 to 7 Nov 2025 (7 days) by The Stirling Property Shop, Stirling

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 in 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.



LETPROPERTY