

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Heol Bathafarn,  
Coedpoeth, Wrexham, LL11  
3LW

225338088

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





## Property Description

Our latest listing is in Heol Bathafarn, Coedpoeth, Wrexham, LL11 3LW

Get instant cash flow of **£475** per calendar month with a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£830** which would provide the investor a Gross Yield of **10.0%** 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...**



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## Property Key Features

**2 bedroom**

**1 bathroom**

**Spacious Lounge**

**Well Equipped Kitchen**

**Factor Fees: £21**

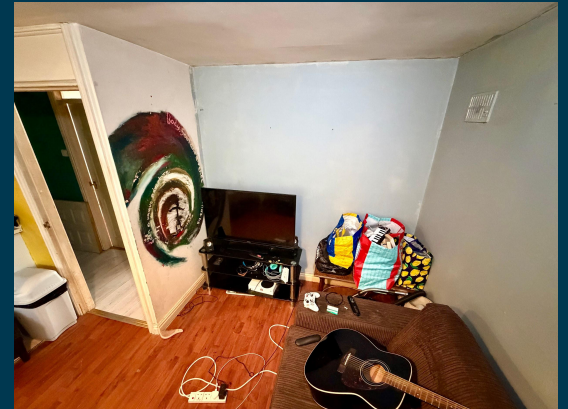
**Ground Rent: TBC**

**Lease Length: 99 years**

**Current Rent: £475**

**Market Rent: £830**

# Lounge



# Kitchen



# Bedrooms



# Exterior





Outlay figures based on assumed cash purchase of £50,000.

## ASSUMED PURCHASE PRICE

£ 100,000

SDLT Charge	£5,000
Legal Fees	£1,000
Total Investment	£106,000

# Projected Investment Return



The monthly rent of this property is currently set at £475.00 per calendar month but the potential market rent is

£ 830



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



Returns Based on Rental Income	£475.00	£830.00
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£21.00	
Ground Rent	TBC	
Letting Fees	£47.50	£83.00
<b>Total Monthly Costs</b>	<b>£83.50</b>	<b>£119.00</b>
<b>Monthly Net Income</b>	<b>£391.50</b>	<b>£711.00</b>
<b>Annual Net Income</b>	<b>£4,698.00</b>	<b>£8,532.00</b>
<b>Net Return</b>	<b>4.43%</b>	<b>8.05%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£6,872**  
Adjusted To

Net Return                      **6.48%**

# 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 £105,000.



**£105,000**

## 2 bedroom apartment for sale

[+ Add to report](#)

Chariot Drive, Brymbo, Wrexham

NO LONGER ADVERTISED

SOLD STC

Marketed from 29 Nov 2023 to 4 Nov 2024 (341 days) by Wingetts, Wrexham



**£100,000**

## 2 bedroom apartment for sale

[+ Add to report](#)

Lamberton Drive, Brymbo

NO LONGER ADVERTISED

SOLD STC

Marketed from 3 Jun 2024 to 22 Jan 2025 (232 days) by Wingetts, Wrexham

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £825 based on the analysis carried out by our letting team at **Let Property Management**.



**£825 pcm**

**2 bedroom flat**

[+ Add to report](#)

Berwig Court, Coedpoeth, Wrexham, LL11

**NO LONGER ADVERTISED**

Marketed from 24 Nov 2025 to 1 Jan 2026 (38 days) by OpenRent, London



**£805 pcm**

**2 bedroom flat**

[+ Add to report](#)

Berwig Court, Coedpoeth, Wrexham, LL11

**NO LONGER ADVERTISED**

Marketed from 3 Oct 2025 to 9 Oct 2025 (5 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: **5 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.



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

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3LW

PROPERTY ID: 12345678

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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