

LET PROPERTY PACK

INVESTMENT INFORMATION

Kirkland, Kendal, LA9

228741938

 www.letproperty.co.uk





Property Description

Our latest listing is in Kirkland, Kendal, LA9

Get instant cash flow of **£1,300** per calendar month with a **8.0%** Gross Yield for investors.

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...



Kirkland, Kendal, LA9

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Property Key Features

2 bedrooms

2 bathrooms

Spacious Room

Dual Living Areas

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £1,300

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £195,500.00 and borrowing of £146,625.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 195,500.00

25% Deposit	£48,875.00
SDLT Charge	£11,185
Legal Fees	£1,000.00
Total Investment	£61,060.00

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 £1,300 per calendar month

Returns Based on Rental Income	£1,300
Mortgage Payments on £146,625.00 @ 5%	£610.94
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	FREEHOLD
Letting Fees	£130.00
Total Monthly Costs	£755.94
Monthly Net Income	£544.06
Annual Net Income	£6,528.75
Net Return	10.69%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,928.75**
Adjusted To

Net Return **6.43%**

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

Annual Net Income **£3,596.25**
Adjusted To

Net Return **5.89%**

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 £215,000.



2 bedroom apartment for sale

[+ Add to report](#)

Flat 3, Fishermount, 2 Beast Banks, Kendal, LA9 4JW

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 Nov 2023 to 25 Sep 2024 (314 days) by Hackney & Leigh, Kendal

£215,000



2 bedroom apartment for sale

[+ Add to report](#)

8 Marvic Court, Kendal

NO LONGER ADVERTISED

SOLD STC

Marketed from 26 Feb 2024 to 25 Jul 2024 (150 days) by Arnold Greenwood Estate Agents, Kendal

£210,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,950 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom apartment

[+ Add to report](#)

Bannel Head, Windermere Road, Kendal, Cumbria, LA9 5SA

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Nov 2025 to 14 Feb 2026 (101 days) by Hackney & Leigh, Kendal

£1,950 pcm



2 bedroom apartment

[+ Add to report](#)

Apartment 2 High School House, Kendal, Cumbria, LA9 7AF

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Mar 2026 to 21 Apr 2026 (45 days) by Hackney & Leigh, Kendal

£1,390 pcm

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**



Current term of tenancy: **12 years +**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order

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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