

LET PROPERTY PACK

INVESTMENT INFORMATION

Golf View, Ingol, Preston,
PR2

225371459

 www.letproperty.co.uk





Property Description

Our latest listing is in Golf View, Ingol, Preston, PR2

This property has a potential to rent for **£500** which would provide the investor a Gross Yield of **17.1%** if the rent was increased to market rate.

Positioned for convenience with easy access to local amenities and meticulously maintained throughout, this property presents a dependable and attractive opportunity for any investor looking to strengthen their portfolio.

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



Golf View, Ingol, Preston,
PR2

225371459



Property Key Features

1 Bedroom

1 Bathroom

Well maintained

**Conveniently located for local
amenities**

Factor Fees: £100.00 PM

Ground Rent: £6.00 PM

Lease Length: 78 years

Market Rent: £500 PM

Living Spaces



Kitchen



Exterior





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

ASSUMED PURCHASE PRICE

£ 35,000

SDLT Charge	£0
Legal Fees	£1,000
Total Investment	£36,000

Projected Investment Return



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



Returns Based on Rental Income	£500
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£100.00
Ground Rent	£6.00
Letting Fees	£50.00
Total Monthly Costs	£171.00
Monthly Net Income	£329.00
Annual Net Income	£3,948.00
Net Return	10.97%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,948**
Adjusted To

Net Return **8.19%**



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 £50,000.



£50,000

1 bedroom flat for sale

+ Add to report

Hanover Court, Preston, PR2

NO LONGER ADVERTISED **SOLD STC**

Marketed from 13 Feb 2022 to 28 Jun 2022 (134 days) by Strike, Nationwide



£45,000

1 bedroom apartment for sale

+ Add to report

Golf View, Ingol, Preston, Lancashire, PR2

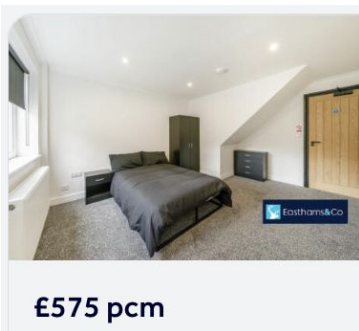
NO LONGER ADVERTISED **SOLD STC**

Marketed from 2 Jan 2025 to 7 Mar 2026 (428 days) by Reeds Rains, Preston

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £575 based on the analysis carried out by our letting team at **Let Property Management**.



1 bedroom apartment

+ Add to report

Greenfield Way, Ingol

CURRENTLY ADVERTISED

Marketed from 7 Apr 2026 by Easthams & Co, Fulwood



1 bedroom detached house

+ Add to report

Greenfield Way






NO LONGER ADVERTISED

Marketed from 4 Sep 2025 to 8 Sep 2025 (3 days) by Leaders Lettings, Warrington

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: **No**
-  Current term of tenancy: **No**
-  Standard Tenancy Agreement In Place: **No**
-  Payment history: **No**
-  Fully compliant tenancy: **No**
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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Golf View, Ingol, Preston, PR2

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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