

LET PROPERTY PACK

INVESTMENT INFORMATION

Gladstone Avenue, Chester, CH1

228249554

 www.letproperty.co.uk





Property Description

Our latest listing is in Gladstone Avenue, Chester, CH1

Get instant cash flow of **£3,163** per calendar month with a **11.0%** 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...



Gladstone Avenue,
Chester, CH1

228249554



Property Key Features

4 bedrooms HMO

2 bathrooms

Spacious Rooms

Close proximity to valuable
amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £3,163

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £345,000.00 and borrowing of £258,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 345,000.00

25% Deposit	£86,250.00
SDLT Charge	£24,500
Legal Fees	£1,000.00
Total Investment	£111,750.00

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 £3,163 per calendar month

Returns Based on Rental Income	£3,163
Mortgage Payments on £258,750.00 @ 5%	£1,078.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	FREEHOLD
Letting Fees	£316.33
Total Monthly Costs	£1,409.46
Monthly Net Income	£1,753.88
Annual Net Income	£21,046.57
Net Return	18.83%

Return **Stress Test** Analysis Report



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

Annual Net Income **£14,719.89**
Adjusted To

Net Return **13.17%**

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

Annual Net Income **£15,871.57**
Adjusted To

Net Return **14.20%**

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 £455,000



£455,000

4 bedroom detached house for sale

+ Add to report

Cambrian View, Whipcord Lane, Chester

NO LONGER ADVERTISED

Marketed from 23 Jun 2023 to 24 Jul 2024 (396 days) by Town & Country Estate Agents, Chester



£400,000

4 bedroom terraced house for sale

+ Add to report

Granville Road, Chester, Cheshire

NO LONGER ADVERTISED

SOLD STC

Marketed from 14 Feb 2023 to 25 Aug 2023 (191 days) by Leaders Sales, Chester

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,350 based on the analysis carried out by our letting team at **Let Property Management**.



£3,350 pcm

4 bedroom detached house

Hough Green, Chester

NO LONGER ADVERTISED

Marketed from 8 May 2024 to 13 May 2024 (4 days) by Swetenhams - Lettings, Chester

+ Add to report



£3,200 pcm

4 bedroom detached house

Hough Green

NO LONGER ADVERTISED

Marketed from 13 May 2024 to 17 May 2024 (3 days) by Leaders Lettings, Chester

+ Add to report

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 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.



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