

LET PROPERTY PACK

INVESTMENT INFORMATION

Bangor Crescent,
Prestatyn, LL19

227837676

 www.letproperty.co.uk





Property Description

Our latest listing is in Bangor Crescent, Prestatyn, LL19

Get instant cash flow of **£650** per calendar month with a **5.6%** 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...



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Property Key Features

2 bedroom

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £0

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £650

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £140,000.00 and borrowing of £105,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 140,000.00

25% Deposit	£35,000.00
SDLT Charge	£7,300
Legal Fees	£1,000.00
Total Investment	£43,300.00

Projected Investment Return



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



Returns Based on Rental Income	£650
Mortgage Payments on £105,000.00 @ 5%	£437.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	FREEHOLD
Letting Fees	£65.00
Total Monthly Costs	£517.50
Monthly Net Income	£132.50
Annual Net Income	£1,590.00
Net Return	3.67%

Return **Stress Test** Analysis Report



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

Annual Net Income **£290.00**
Adjusted To

Net Return **0.67%**

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

Annual Net Income **-£510.00**
Adjusted To

Net Return **-1.18%**

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 £168,000.



£168,000

2 bedroom semi-detached bungalow for sale

+ Add

Bangor Crescent, Prestatyn

NO LONGER ADVERTISED

Marketed from 20 Mar 2023 to 15 Jun 2023 (87 days) by Yopa, North West & Midlands



£159,950

2 bedroom bungalow for sale

+ Add

Bangor Crescent, Prestatyn

NO LONGER ADVERTISED

SOLD STC

Marketed from 13 Aug 2024 to 13 Nov 2024 (92 days) by Williams Estates, Prestatyn

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 pcm based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

2 bedroom bungalow

Bangor Crescent, Prestatyn

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 Mar 2025 to 1 Apr 2025 (13 days) by Beresford Adams Lettings, Prestatyn

+ Add to report



£775 pcm

2 bedroom bungalow

Bangor Crescent, Prestatyn

NO LONGER ADVERTISED

Marketed from 14 Dec 2024 to 16 Dec 2024 (1 days) by Williams Estates, Rhuddlan

+ 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**



Current term of tenancy: **4 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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