

LET PROPERTY PACK

INVESTMENT INFORMATION

The Decks, Runcorn, WA7
IGS

225286211

 www.letproperty.co.uk





Property Description

Our latest listing is in The Decks, Runcorn, WA7 1GS

Get instant cash flow of **£700** per calendar month with a **9.9%** Gross Yield for investors.

This property has a potential to rent for **£804** which would provide the investor a Gross Yield of **11.4%** 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...



The Decks, Runcorn, WA7
1GS

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Property Key Features

2 bedroom

2 bathroom

Open Plan Lounge and Kitchen

Well Equipped Kitchen

Factor Fees: £166

Ground Rent: £12

Lease Length: 106 years

Current Rent: £700

Market Rent: £804

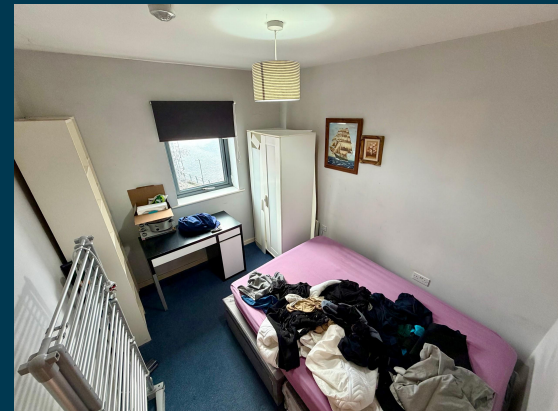
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £85,000.00 and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 85,000.00

25% Deposit	£21,250.00
SDLT Charge	£4,250
Legal Fees	£1,000.00
Total Investment	£26,500.00

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 £700.00 per calendar month but the potential market rent is

£ 804

Returns Based on Rental Income	£700.00	£804.00
Mortgage Payments on £63,750.00 @ 5%	£265.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£166.00	
Ground Rent	£12.00	
Letting Fees	£70.00	£80.40
Total Monthly Costs	£528.63	£539.03
Monthly Net Income	£171.38	£264.98
Annual Net Income	£2,056.50	£3,179.70
Net Return	7.76%	12.00%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,571.70**
Adjusted To

Net Return **5.93%**

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

Annual Net Income **£2,048.70**
Adjusted To

Net Return **7.73%**

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 £85,000.



£85,000

2 bedroom apartment for sale

+ Add to report

The Decks, Runcorn

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 Mar 2023 to 15 Jan 2026 (1031 days) by Bests Estates Agents, Runcorn



£84,500

2 bedroom apartment for sale

+ Add to report

The Decks, Runcorn, WA7



NO LONGER ADVERTISED

Marketed from 8 May 2024 to 8 May 2024 by Purplebricks, covering Warrington

Rent Comparables Report



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

 <p>£800 pcm</p>	<h3>2 bedroom apartment</h3> <p>The Decks, Runcorn, WA7</p> <p>NO LONGER ADVERTISED LET AGREED</p> <p>Marketed from 15 May 2024 to 18 Jun 2024 (34 days) by Entwistle Green, Widnes</p> <p>+ Add to report</p>
 <p>£775 pcm</p>	<h3>2 bedroom apartment</h3> <p>The Decks, WA7</p> <p>NO LONGER ADVERTISED LET AGREED</p> <p>Marketed from 15 Mar 2024 to 22 Apr 2024 (38 days) by Entwistle Green, Warrington</p> <p>+ Add to report</p>

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 in 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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