

LET PROPERTY PACK

INVESTMENT INFORMATION

Kincaid Court, Greenock,
PA15

225146283

 www.letproperty.co.uk





Property Description

Our latest listing is in Kincaid Court, Greenock, PA15

Get instant cash flow of **£700** per calendar month with a **7.7%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Kincaid Court, Greenock,
PA15

225146283



Property Key Features

2 bedroom

2 bathroom

Spacious Lounge

Well Maintained Property

Factor Fees: £0.00

Ground Rent: Freehold

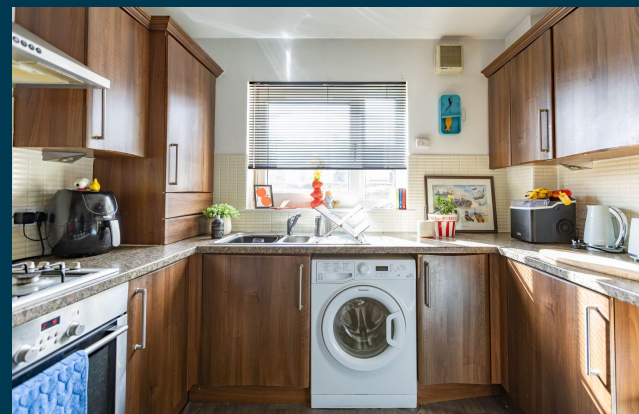
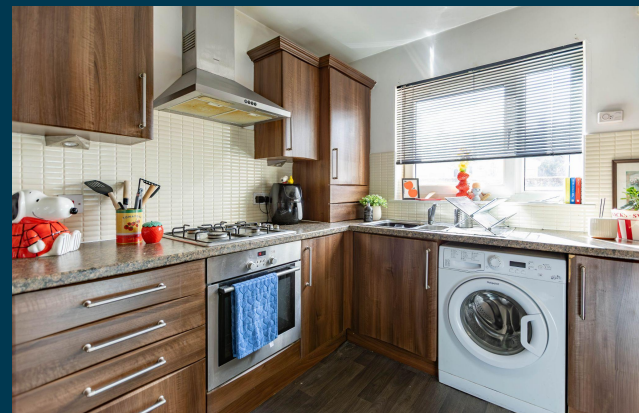
Lease Length: Freehold

Current Rent: £700

Lounge



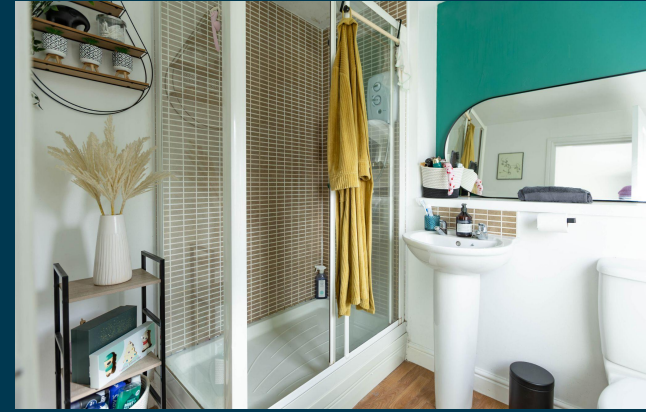
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £110,000.00 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 110,000.00

25% Deposit	£27,500.00
Stamp Duty ADS @ 8%	£8,800.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£37,300.00

Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month.



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Returns Based on Rental Income	£700
Mortgage Payments on £82,500.00 @ 5%	£343.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£70.00
Total Monthly Costs	£428.75
Monthly Net Income	£271.25
Annual Net Income	£3,255.00
Net Return	8.73%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,855.00**
Adjusted To

Net Return **4.97%**

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

Annual Net Income **£1,605.00**
Adjusted To

Net Return **4.30%**

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 £115,000.



£115,000

2 bedroom flat for sale

+ Add to report

Kincaid Court, Greenock, Inverclyde, PA15

CURRENTLY ADVERTISED

SOLD STC

Marketed from 12 Feb 2026 by Slater Hogg & Howison, Greenock



£114,000

2 bedroom flat for sale

+ Add to report

Kincaid Court, Greenock

NO LONGER ADVERTISED

SOLD STC

Marketed from 12 Dec 2024 to 25 Mar 2025 (103 days) by Neill Clerk, Greenock

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**.



£800 pcm

2 bedroom flat

Kincaid Court, Greenock

NO LONGER ADVERTISED

Marketed from 2 Feb 2026 to 3 Feb 2026 by Neill Clerk, Greenock

+ Add to report



£775 pcm

2 bedroom flat

Kincaid Court, Greenock

NO LONGER ADVERTISED






Marketed from 16 Feb 2026 to 17 Mar 2026 (28 days) by Caledonia Bureau, Dumbarton

+ Add to report

Current Tenant Profile



As this property is currently tenanted, 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: **5 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.



www.letproperty.co.uk

Kincaid Court, Greenock, PA15

PROPERTY ID: 225146283

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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