

110 North Street, LS2 7PQ

Offers Over **£125,000**

### DEAL OVERVIEW

**Offers Over**

£125,000

**Est. Market Value**

£145,000

**Gross Rental Income (Yield)**

£9,828 (7.9%)

**Potential Market Rent (Yield)**

£13,200 (10.6%)

**Est. Total Cash Required**

£147,500 (£46,250 - Mortgaged)

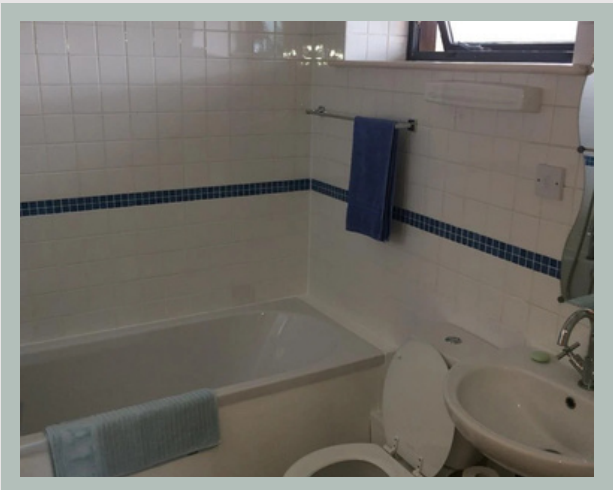


### Property Details

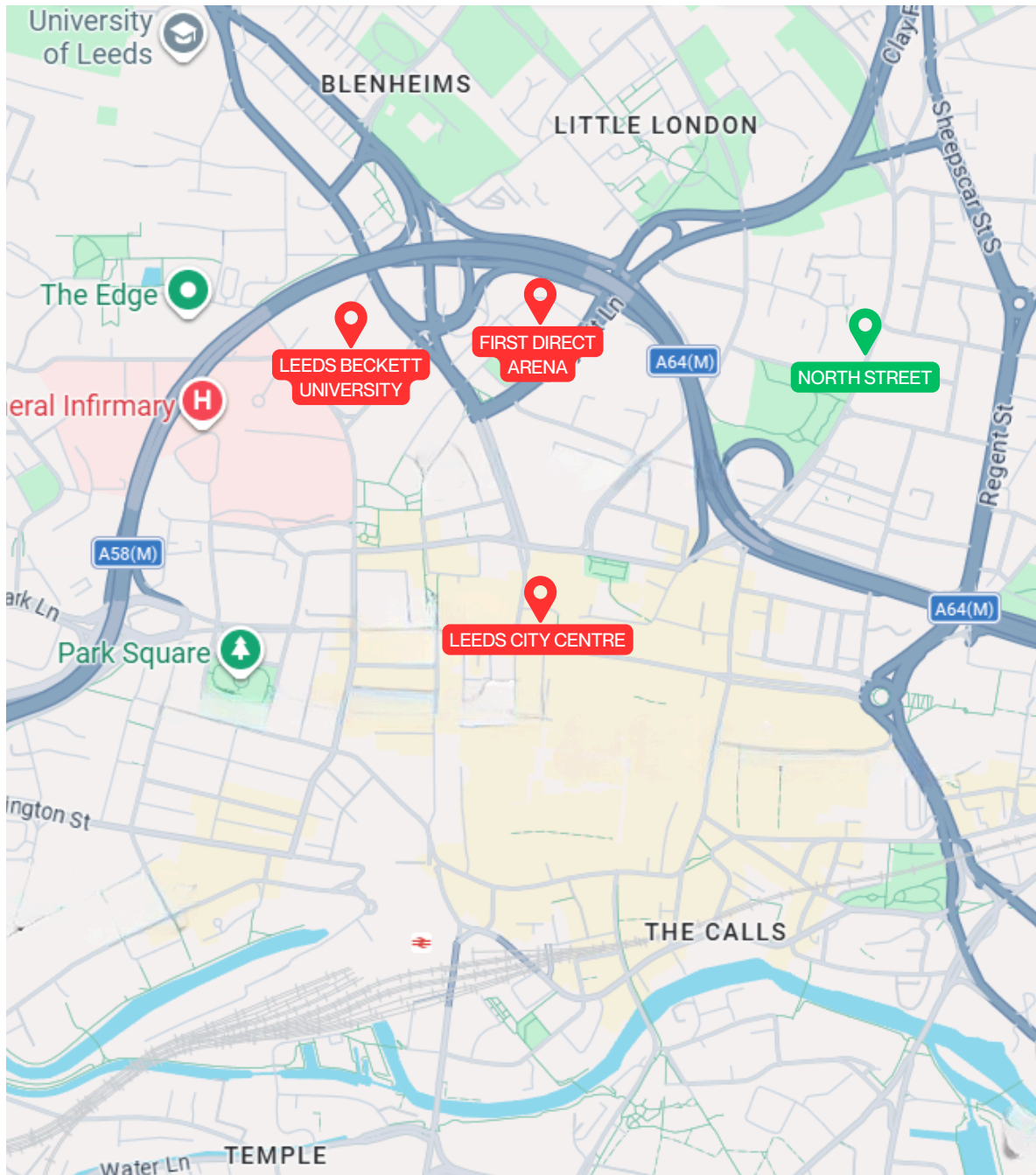
- Leasehold Tenure
- 975 Years Remaining
- 2-Bedrooms
- 3<sup>rd</sup> Floor Apartment
- EPC C
- Council Tax Band C
- Approx. 485 sqft
- Sold Tenanted - £819 pcm

**£145k Estimated Market Value**

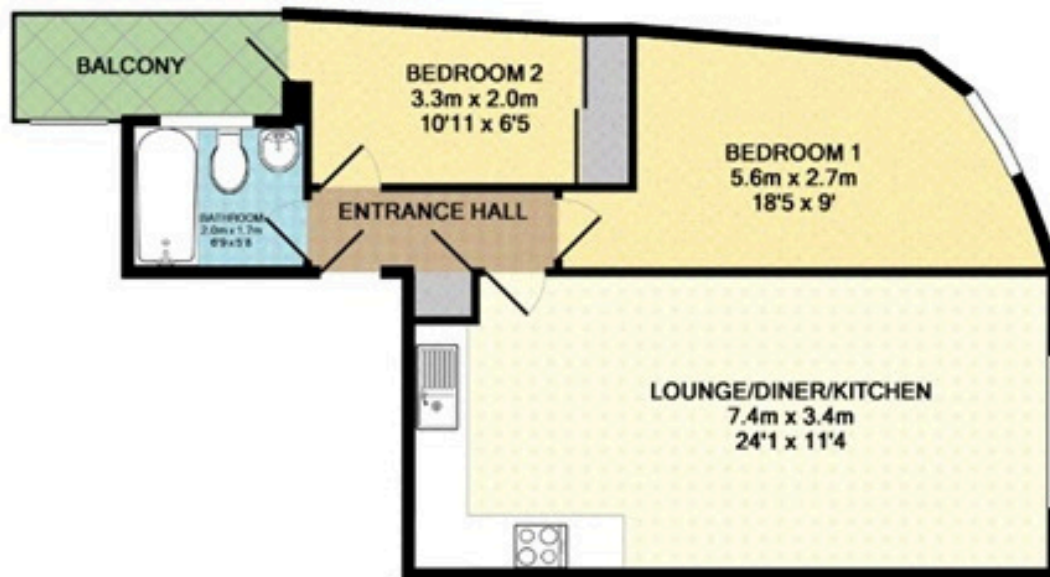
**THE PROPERTY**



## LOCATION



## FLOOR PLANS



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here. Measurements of doors, windows, rooms and any other items are not to scale and kitchen and bathroom layouts are indicative only. No responsibility is taken by Seven Generations UK Limited for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## THE FINANCIALS

Any financial illustrations presented are for general information and example purposes only, they are estimates based on market assumptions at the time of publication, which are subject to change, and should not be relied upon as a guarantee of future performance. Any reference to mortgage finance or borrowing terms is illustrative only. No specific lender, mortgage product or financial arrangement is being recommended or offered. Buyers must arrange their own mortgage finance and seek independent financial advice.

	Cash	Mortgage
Cash Deposit	£125,000	£31,250
Stamp Duty Land Tax	£6,250	£6,250
Legal Fees (Estimated)	£1,500	£1,500
Buyers Fees (2.5% + VAT)	£3,750	£3,750
<b>Est. Total Cash Required</b>	<b>£136,500</b>	<b>£42,750</b>
<b>Gross Annual Rental Income</b>	<b>£9,828</b>	<b>£9,828</b>
<i>Less Operating Costs</i>		
Utility Bills & Council Tax (Estimated)	£0	£0
Service Charge	£2,760	£2,760
Ground Rent	£150	£150
Est. Mortgage Repayments (5% Interest Only)	£0	£4,688
<b>NET Annual Income</b>	<b>£6,918</b>	<b>£2,230</b>
<b>Return on Cash Employed (ROCE)</b>	<b>5.1%</b>	<b>5.2%</b>
<b>Year 1 ROCE (incl. £20k Equity)</b>	<b>19.7%</b>	<b>52%</b>

## FUTURE POTENTIAL

Any financial illustrations presented are for general information and example purposes only, they are estimates based on market assumptions at the time of publication, which are subject to change, and should not be relied upon as a guarantee of future performance. Any reference to mortgage finance or borrowing terms is illustrative only. No specific lender, mortgage product or financial arrangement is being recommended or offered. Buyers must arrange their own mortgage finance and seek independent financial advice.

	Current Rent	Market Value
Cash Deposit	£31,250	£31,250
Stamp Duty Land Tax	£6,250	£6,250
Legal Fees (Estimated)	£1,500	£1,500
Buyers Fees (2.5% + VAT)	£3,750	£3,750
<b>Est. Total Cash Required</b>	<b>£42,750</b>	<b>£42,750</b>
<b>Gross Annual Rental Income</b>	<b>£9,828</b>	<b>£13,200</b>
<i>Less Operating Costs</i>		
Utility Bills & Council Tax (Estimated)	£0	£0
Service Charge	£2,760	£2,760
Ground Rent	£150	£150
Est. Mortgage Repayments (5% Interest Only)	£4,688	£4,688
<b>NET Annual Income</b>	<b>£2,230</b>	<b>£5,602</b>
<b>Return on Cash Employed (ROCE)</b>	<b>4.0%</b>	<b>13.1%</b>
<b>Year 1 ROCE (incl. £20k Equity)</b>	<b>25.6%</b>	<b>59.9%</b>

## **Disclaimer**

Seven Generations UK Limited for itself and as agent for the vendor gives notice that although reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, any intending purchaser should satisfy themselves as to the correctness of each statement before proceeding or committing to a purchase.

The information displayed about this property comprises a property advertisement. No statement in these particulars is to be relied upon as a statement or representation of fact. Neither Seven Generations UK Limited, nor anyone in its employment or acting on its behalf has authority to make any representation or warranty, express or implied, in relation to the accuracy or completeness of the advertisement or any linked or associated information. This property advertisement does not constitute property particulars, in whole or in part an offer, inducement to invest, representation of warranty, nor shall it form the basis, part or whole of any legal contract.

Photographs may include staged furniture, decorations, or other items not included in the sale of the property. These items are for aesthetic purposes only and may not be representative of what is included in the sale of the property, please speak to a broker to confirm. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken. No assumption should be made in respect of parts of the property not shown in photographs. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.

Any finance must be arranged independently by you. Any reference to mortgage finance, lending finance or borrowing terms is illustrative only. No specific lender, mortgage product or financial arrangement is being recommended or offered. We do not provide financial, tax or mortgage advice or intermediary services. Any financial illustrations presented are for general information and example purposes only, they are based on current market assumptions at the time of publication, which are subject to change, and should not be relied upon as a guarantee of future performance. Prospective buyers should seek independent professional advice to assess the suitability of any investment or financial arrangement for their own circumstances. Past performance and estimated future returns are not reliable indicators of future results. Property values, rental income and financing conditions can go down as well as up.