

LET PROPERTY PACK

INVESTMENT INFORMATION

Medbourne Court,
Liverpool, L32

219434926

 www.letproperty.co.uk





Property Description

Our latest listing is in Medbourne Court, Liverpool, L32

Get instant cash flow of **£430** per calendar month with a **12.3%** Gross Yield for investors.

This property has a potential to rent for **£638** which would provide the investor a Gross Yield of **18.2%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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...



Medbourne Court,
Liverpool, L32

219434926



Property Key Features

1 bedroom

1 bathroom

Spacious Kitchen

Good Condition

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 84 years

Current Rent: £430

Market Rent: £638

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Outlay figures based on assumed cash purchase of £42,000.

ASSUMED PURCHASE PRICE

£ 42,000

SDLT Charge	£2,100
Legal Fees	£1,000
Total Investment	£45,100

Projected Investment Return



The monthly rent of this property is currently set at £430 per calendar month but the potential market rent is

£ 638

Returns Based on Rental Income	£430	£638
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£43.00	£63.80
Total Monthly Costs	£58.00	£78.80
Monthly Net Income	£372.00	£559.20
Annual Net Income	£4,464.00	£6,710.40
Net Return	9.90%	14.88%

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



Return **Stress Test** Analysis Report



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

Annual Net Income **£5,434**
Adjusted To

Net Return **12.05%**



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 £65,000.



£65,000

2 bedroom ground floor flat for sale

+ Add to report

Medbourne Court, Kirkby, Liverpool, Merseyside, L32

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 3 May 2023 to 1 Jan 2025 (609 days) by Cameron Mackenzie, Rainhill



£62,500

2 bedroom ground floor flat for sale

+ Add to report

Medbourne Court, Kirkby, Liverpool, Merseyside, L32

NO LONGER ADVERTISED

Marketed from 11 Jun 2025 to 11 Jun 2025 by Cameron Mackenzie, Rainhill

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

1 bedroom flat

Parkview Road, Liverpool

NO LONGER ADVERTISED

LET AGREED

Marketed from 25 Sep 2024 to 18 Oct 2024 (23 days) by Academy Estate Agents, Widnes

+ Add to report



£650 pcm

1 bedroom flat

Croxteth, Liverpool, L11

NO LONGER ADVERTISED






Marketed from 5 Oct 2023 to 10 Oct 2023 (4 days) by OpenRent, London

+ 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.



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Medbourne Court, Liverpool, L32

PROPERTY ID: 219434926

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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