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# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Addenbrooke Drive, Liverpool, L24 9LL

206285556

( www.letproperty.co.uk

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## **Property** Description

Our latest listing is in Addenbrooke Drive, Liverpool, L24 9LL

This property has a potential to rent for £1,249 which would provide the investor a Gross Yield of 7.1% 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...







#### Addenbrooke Drive, Liverpool, L24 9LL

206285556

3 Bedrooms Factor 2 Bathrooms Grou Spacious Rooms Lease

**Property Key Features** 

**Good Condition** 

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Factor Fees: £0.00 Ground Rent: £250.00 Lease Length: 140 Market Rent: £1,249







## Kitchen





## Bedrooms





## Bathroom









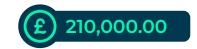






Figures based on assumed purchase price of £210,000.00 and borrowing of £157,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### ASSUMED PURCHASE PRICE



25% Deposit	£52,500.00
SDLT Charge	£6,300
Legal Fees	£1,000.00
Total Investment	£59,800.00

## **Projected** Investment Return



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	£1,249
Mortgage Payments on £157,500.00 @ 5%	£656.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	£250.00
Letting Fees	£124.90
Total Monthly Costs	<mark>£1,046.15</mark>
Monthly Net Income	£202.85
Annual Net Income	£2,434.20
Net Return	<mark>4.07%</mark>

LETOR(?)DER

## Return Stress Test Analysis Report





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

Annual Net Income -£63.80 Adjusted To

Net Return -0.11%

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

Annual Net Income **£2,284.20** Adjusted To

Net Return

3.82%

## Sale Comparables Report

Floorplan



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 £240,000.

20 Dec 2005

1	<b>3 bedroom detached house for sale</b> Addenbrooke Drive, 124 9LL	+ Add to report
	CURRENTLY ADVERTISED SOLD STC	
	IMMACULATE 3 BED DETACHED PROPERTY   CONSERV. /DINER   UTILITY ROOM   DOWNST	ATORY   MODERN KITCHEN
240,000	SOLD PRICE HISTORY	
E	15 Nov 2016	£169,950
- Floorplan	31 Jan 2005	£174,995
	Marketed from 22 Jan 2024 by Marshall Property, Liverpool <b>3 bedroom detached house for sale</b> Addenbrooke Drive, Hunts Cross, Liverpool, L24	+ Add to report
	NO LONGER ADVERTISED UNDER OFFER	
	Fantastic Three Bedroom Detached Property   Modern   Appliances   Op	Fitted Kitchen with Integrated
235,000	SOLD PRICE HISTORY	
	25 Feb 2022	£235,000

Marketed from 29 Sep 2021 to 17 Feb 2022 (140 days) by Move Residential, Mossley Hill

£186,995

## **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.

	3 bedroom detached house	+ Add to report
	Hillfoot Avenue, Hunts Cross, Liverpool, L25	
	CURRENTLY ADVERTISED We are pleased to offer for rent this much loved three bedroom semi-detached family home, ideally	
£1,300 pcm	SOLD PRICE HISTORY	
	20 Aug 2008	£117,000
		)



#### £1,300 pcm

#### 3 bedroom semi-detached house

+ Add to report

Hillfoot Road, Liverpool, Merseyside, L25

NO LONGER ADVERTISED LET AGREED

We are pleased to offer for rent this much loved three bedroom semi-detached family home, ideally...

Marketed from 3 Nov 2023 to 29 Nov 2023 (25 days) by Whitegates, Woolton

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: N/A





Standard Tenancy Agreement In Place: **N/A** 



Payment history: N/A

Current term of tenancy: N/A



Fully compliant tenancy: N/A

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

#### Addenbrooke Drive, Liverpool, L24 9LL

#### 206285556

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.

