

LET PROPERTY PACK

INVESTMENT INFORMATION

Lunt Avenue, Crewe, CW2

209163223

 www.letproperty.co.uk





Property Description

Our latest listing is in Lunt Avenue, Crewe, CW2

Get instant cash flow of **£750** per calendar month with a **4.3%** Gross Yield for investors.

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **7.0%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition, and a rental income that ensures fantastic returns, this property will be a rewarding addition to an investor portfolio.

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



Lunt Avenue, Crewe, CW2

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Property Key Features

3 bedroom

1 bathroom

Spacious Lounge

Parking Spaces Available

Factor Fees: TBC

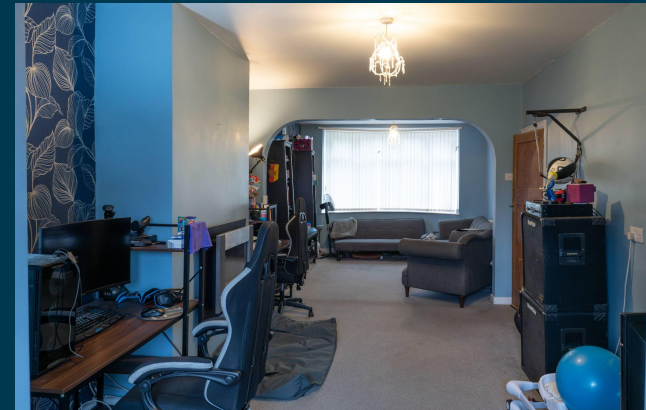
Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £750

Market Rent: £1,200

Lounge



Kitchen



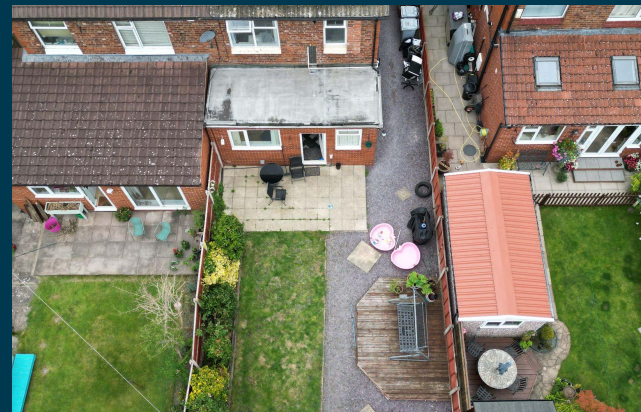
Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £207,000.00 and borrowing of £155,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 207,000.00

25% Deposit	£51,750.00
SDLT Charge	£6,210
Legal Fees	£1,000.00
Total Investment	£58,960.00

Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 1,200

Returns Based on Rental Income	£750	£1,200
Mortgage Payments on £155,250.00 @ 5%	£646.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£75.00	£120.00
Total Monthly Costs	£736.88	£781.88
Monthly Net Income	£13.13	£418.13
Annual Net Income	£157.50	£5,017.50
Net Return	0.27%	8.51%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£2,617.50**
Adjusted To

Net Return **4.44%**

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

Annual Net Income **£1,912.50**
Adjusted To

Net Return **3.24%**

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 £230,000.



£230,000

3 bedroom semi-detached house for sale

Lunt Avenue, Crewe, Crewe

NO LONGER ADVERTISED **SOLD STC**

+ Add to report

Traditional 3 Bed Semi | 3 Receptions | Fitted Kitchen | DG & GCH | Garden & Off Road Parking | S...

SOLD PRICE HISTORY



£230,000

4 bedroom semi-detached house for sale

Lunt Avenue, Crewe

NO LONGER ADVERTISED **SOLD STC**

+ Add to report

Large Rear Garden | No Upward Chain | Two Separate Reception Rooms | Downstairs Shower Room | Gar...

SOLD PRICE HISTORY

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**.



£1,300 pcm

2 bedroom apartment

Pepper Street, NANTWICH

+ Add to report

NO LONGER ADVERTISED LET AGREED

Outstanding first floor apartment with large bay window | Two double bedrooms | Bathroom with lar...

Marketed from 30 Apr 2024 to 20 May 2024 (20 days) by Wright Lettings and Management, Nantwich



£1,300 pcm

2 bedroom apartment

Apartment 2 The Wesleyan, Hospital Street, Nantwich

+ Add to report

NO LONGER ADVERTISED LET AGREED

Hospital Street, Nantwich, Cheshire | Luxury 2-bed apartment | Unfurnished | Try before you buy...

Marketed from 23 Jun 2023 to 24 Aug 2023 (62 days) by Cheshire Lamont, Nantwich

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**

 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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