

LET PROPERTY PACK

INVESTMENT INFORMATION

Planewood Gardens,
Lowton, WA3

210410015

 www.letproperty.co.uk





Property Description

Our latest listing is in Planewood Gardens, Lowton, WA3

Get instant cash flow of **£600** per calendar month with a **7.3%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **8.6%** 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 make for a rewarding addition to an investors portfolio.

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



Planewood Gardens,
Lowton, WA3

210410015



Property Key Features

1 Bedroom

1 Bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: £146 pm

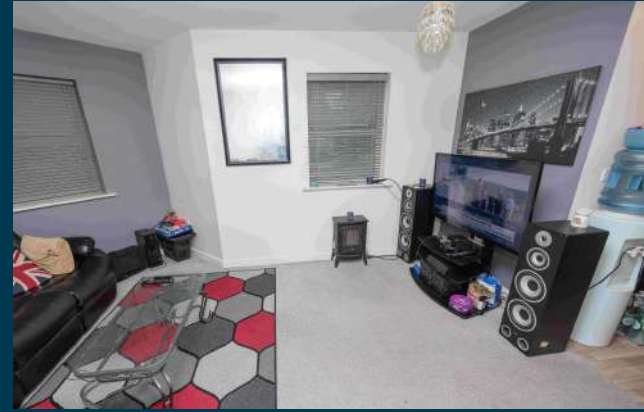
Ground Rent: £10 pm

Lease Length: 231 years

Current Rent: £600

Market Rent: £700

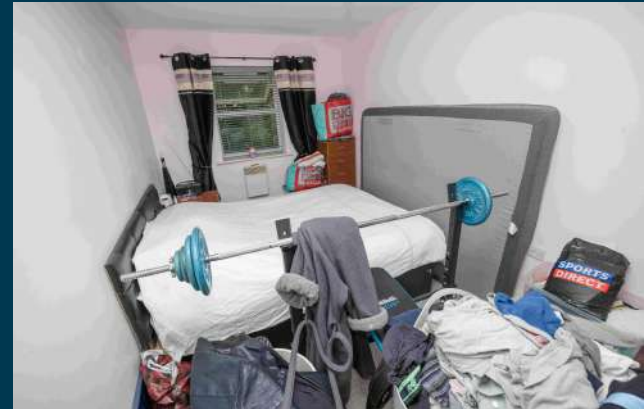
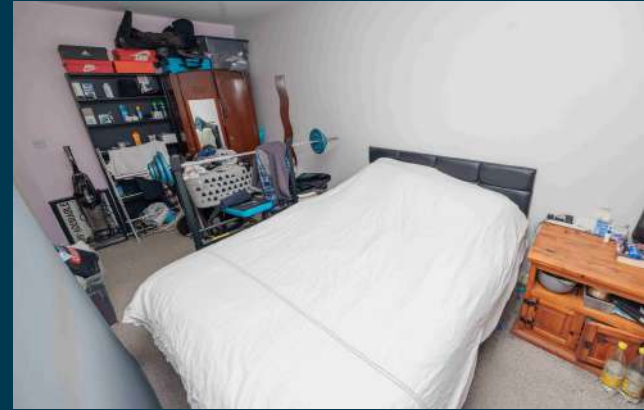
Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £98,000.00 and borrowing of £73,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 98,000.00

25% Deposit	£24,500.00
SDLT Charge	£2,940
Legal Fees	£1,000.00
Total Investment	£28,440.00

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.



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 700

Returns Based on Rental Income	£600	£700
Mortgage Payments on £73,500.00 @ 5%	£306.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£146.00	
Ground Rent	£10.00	
Letting Fees	£60.00	£70.00
Total Monthly Costs	£537.25	£547.25
Monthly Net Income	£63	£153
Annual Net Income	£753	£1,833
Net Return	2.65%	6.45%

Return **Stress Test** Analysis Report



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

Annual Net Income **£433**
Adjusted To

Net Return **1.52%**

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

Annual Net Income **£483**
Adjusted To

Net Return **1.70%**

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 £125,000.



£125,000

2 bedroom flat for sale

[+ Add to report](#)

Planewood Gardens, Lowton, Warrington, Greater Manchester, WA3

NO LONGER ADVERTISED

Marketed from 7 Mar 2024 to 9 Mar 2024 (1 days) by Bridgfords, Newton-le-Willows



£119,995

2 bedroom apartment for sale

[+ Add to report](#)

Planewood Gardens, Warrington, Cheshire, WA3

NO LONGER ADVERTISED

Marketed from 28 Feb 2024 to 7 May 2024 (68 days) by Infinite Property Ltd, Warrington

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

2 bedroom apartment

+ Add to report

Planewood Gardens, Lowton, WA3

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Jun 2024 to 5 Jul 2024 (21 days) by Ashtons Estate Agency, St Helens



£725 pcm

2 bedroom flat

+ Add to report

Planewood Gardens, Lowton, WA3

NO LONGER ADVERTISED

Marketed from 18 Jun 2024 to 29 Jun 2024 (10 days) by Belvoir, Warrington

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.



www.letproperty.co.uk

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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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