

LET PROPERTY PACK

INVESTMENT INFORMATION

Stokesay Court, Ellesmere
Port, CH65

210587166

 www.letproperty.co.uk





Property Description

Our latest listing is in Stokesay Court, Ellesmere Port, CH65

Get instant cash flow of **£450** per calendar month with a **8.3%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **15.7%** if the rent was increased to market rate.

The property has long term tenants currently situated, currently being rented as an airbnb. For investors looking for a reliable rental income, this is a great addition to their portfolio.

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



Stokesay Court, Ellesmere
Port, CH65

210587166



Property Key Features

1 bedroom

1 Bathroom

Spacious Room

Three Piece Bathroom

Factor Fees: £360 per year

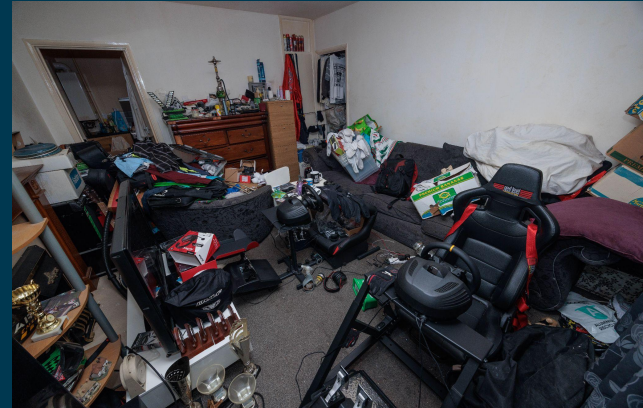
Ground Rent: £10 per year

Lease Length: 125 years

Current Rent: £450

Market Rent: £850

Lounge



Kitchen



Bathroom



Exterior





Figures based on assumed purchase price of £65,000.00 and borrowing of £48,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 65,000.00

25% Deposit	£16,250.00
Stamp Duty ADS @ 6%	£3,900.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£21,150.00

Projected Investment Return



The monthly rent of this property is currently set at £450 per calendar month but the potential market rent is

£ 850

Returns Based on Rental Income	£450	£850
Mortgage Payments on £48,750.00 @ 5%	£203.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£360 per year	
Ground Rent	£10 per year	
Letting Fees	£45.00	£85.00
Total Monthly Costs	£263.13	£303.13
Monthly Net Income	£186.88	£546.88
Annual Net Income	£2,242.50	£6,562.50
Net Return	10.60%	31.03%

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 **£4,862.50**
Adjusted To

Net Return **22.99%**

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


Annual Net Income **£5,587.50**
Adjusted To

Net Return **26.42%**

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 £80,000.



2 bedroom flat for sale [+ Add to report](#)


Croft Court, Ellesmere Port

NO LONGER ADVERTISED **UNDER OFFER**

Marketed from 13 Apr 2021 to 1 Sep 2021 (141 days) by Karl Tatler Estate Agents, Little Sutton

Virtual tour available | 708 sq ft approx | Ground floor apartment | Two Bedrooms | Ideal for a f...


£80,000



[View floor plan](#)

Sold price history: [View](#)

01/09/2021	£80,000
12/07/2019	£73,000



2 bedroom flat for sale [+ Add to report](#)

Robinson Road, Ellesmere Port

NO LONGER ADVERTISED **SOLD STC**

Marketed from 18 Sep 2019 to 22 Jun 2021 (642 days) by PDA Estate Agents, Chester


No Chain | Two Bedrooms | Open Plan Living Area | Ideal For First Time Buyers | En Suite to Maste...

£80,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom semi-detached house + Add to report

Denbigh Court,

NO LONGER ADVERTISED **LET AGREED**


Marketed from 25 Sep 2023 to 16 Oct 2023 (20 days) by Ashton & Grosvenor, Chester

3 BED SEMI | NEW KITCHEN | NEW BATHROOM | FRONT AND REAR GARDENS | UNFURNISHED | PARKING | GCH | ...

£850 pcm

Sold price history: [View](#)

23/06/2023	£94,000
11/03/2021	£95,000



3 bedroom house + Add to report

Denbigh Court, Ellesmere Port, Cheshire, CH65

NO LONGER ADVERTISED **LET AGREED**

Marketed from 1 Sep 2023 to 22 Sep 2023 (20 days) by Reeds Rains Lettings, Little Sutton

Three Bedrooms | Family Home | Recently Refurbished | EPC C | Open Plan Living Area | Outbuilding

£850 pcm






Sold price history: [View](#)

05/06/2000	£20,800
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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: **2 years+**
-  Standard Tenancy Agreement In Place: **Yes**
-  Payment history: **Yes**
-  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.



 www.letproperty.co.uk

Stokesay Court, Ellesmere Port, CH65

PROPERTY ID: 12345678

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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