

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Ash Wood Court, Chorley,  
PR7

211779564

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Ash Wood Court, Chorley, PR7

Get instant cash flow of **£500** per calendar month with a **4.3%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **6.4%** if the rent was increased to market rate.

**With a tenant currently situated. A space that has been kept in good condition and a potential rental income that can ensure fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

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



Ash Wood Court, Chorley,  
PR7

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## Property Key Features

2 Bedroom

1 Bathroom

Lounge and Kitchen

Spacious Room

Factor Fees: £1,020/year

Ground Rent: £100/year

Lease Length: 900 years

Current Rent: £500

Market Rent: £750



# Lounge



# Kitchen



# Bedrooms





# Bathroom



# Exterior







Figures based on assumed purchase price of £140,000.00 and borrowing of £105,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 140,000.00

25% Deposit	£35,000.00
SDLT Charge	£4,200
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£40,200.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is

£ 750

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	£500	£750
Mortgage Payments on £105,000.00 @ 5%	£437.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£85.00	
Ground Rent	£8.00	
Letting Fees	£50.00	£75.00
<b>Total Monthly Costs</b>	<b>£595.50</b>	<b>£620.50</b>
<b>Monthly Net Income</b>	<b>-£95.50</b>	<b>£129.50</b>
<b>Annual Net Income</b>	<b>-£1,146.00</b>	<b>£1,554.00</b>
<b>Net Return</b>	<b>-2.85%</b>	<b>3.87%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£54.00**  
Adjusted To

Net Return                      **0.13%**

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

Annual Net Income      **-£450.00**  
Adjusted To

Net Return                      **-1.12%**



# 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 £150,000.00.



### 2 bedroom apartment for sale

Nightingale Way, Chorley

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 17 Feb 2023 to 10 Jun 2024 (478 days) by Keenians Estate Agents, Chorley

£150,000

First Floor Apartment | Two Bedrooms | Open Plan Living Kitchen | Three Piece Bathroom | Modern N...

**Sold price history:**

28/10/2021	£100,000
27/08/2010	£102,995
28/06/2010	£95,500

**EPC:**

(Approx.) Sqft: **581 sq ft** Price (€) per sqft: **€258.06**

[View floor plan](#)

[+ Add to report](#)



### 2 bedroom terraced house for sale

Folly Wood Drive, Chorley, PR7

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 8 Jan 2023 to 8 Aug 2023 (212 days) by Strika, Nationwide

£150,000


modern two bed semi | finished to high standard | close to local amenities | garden | perfect for...

[+ Add to report](#)

# 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**.



**2 bedroom ground floor flat** + Add to report

Alma Wood Close, Gillingham

**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 9 Aug 2024 to 20 Sep 2024 (42 days) by RedRose, Chorley


£750 pcm

GROUND FLOOR POSITION | TWO DOUBLE SIZE BEDROOMS | OPEN PLAN DESIGN KITCHEN/LIVING | LARGE FAMILY...

Sold price history:	<a href="#">View</a>
27/07/2005	£113,250

EPC:	<a href="#">View</a>
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(Approx.) Sqft: **527 sq ft** Price (e) per sqft: **£1.42**



**2 bedroom apartment** + Add to report

Cedar House, Hunters Wood Court, Chorley, Lancashire, PR7

**NO LONGER ADVERTISED**

Marketed from 19 Jun 2024 to 29 Jul 2024 (40 days) by The Online Letting Agents Ltd, Bury St Edmunds

£750 pcm

Ground Floor Apartment | ZERO DEPOSIT AVAILABLE! | Immaculate Condition | Open Plan Layout |

# 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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