

LET PROPERTY PACK

INVESTMENT INFORMATION

Parkend Gardens,
Saltcoats KA21 5PH

210444949

 www.letproperty.co.uk





Property Description

Our latest listing is in Parkend Gardens, Saltcoats KA21 5PH

This property has a potential to rent for **£479** which would provide the investor a Gross Yield of **10.1%** if the rent was increased to market rate.

With great potential returns and located within a prime rental location in Saltcoats, it will make for a reliable long term investment for an investor.

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



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Property Key Features

1 Bedroom

1 Bathroom

Modern Kitchen

Spacious Room

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: Vacant

Market Rent: £479

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £57,000.00 and borrowing of £42,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 57,000.00

25% Deposit	£14,250.00
SDLT Charge	£1,710
Legal Fees	£1,000.00
Total Investment	£16,960.00

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	£479
Mortgage Payments on £42,750.00 @ 5%	£178.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£47.90
Total Monthly Costs	£241.03
Monthly Net Income	£237.98
Annual Net Income	£2,855.70
Net Return	16.84%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,897.70**
Adjusted To

Net Return **11.19%**

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

Annual Net Income **£2,000.70**
Adjusted To

Net Return **11.80%**

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 £110,000.



£110,000

1 bedroom flat for sale

+ Add to report

Parkend Gardens, Saltcoats, Ayrshire, KA21

NO LONGER ADVERTISED

Marketed from 11 Apr 2023 to 10 Jul 2023 (89 days) by MacKenzie Way, Ayrshire

PORTFOLIO OF X3 ONE BEDROOM FLATS | COLLECTIVE RENTAL INCOME OF £13,080 PER ANNUM

Sold price history:

[View](#)

17/10/2019

£27,000

26/10/2005

£50,500

EPC:

[View](#)

(Approx.) Sqft: **463 sq ft** Price (£) per sqft: **£237.66**

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £500 based on the analysis carried out by our letting team at **Let Property Management**.



£500 pcm

1 bedroom flat

+ Add to report

Victoria Road, Saltcoats, Ayrshire, KA21

NO LONGER ADVERTISED LET AGREED

Marketed from 12 Jun 2024 to 22 Aug 2024 (71 days) by MacKenzie Way, Ayrshire

MacKenzie Way are delighted to present this one bedroom top floor flat placed within a traditiona...

📍 EPC:

[View](#)

(Approx.) Sqft: **517 sq ft** Price (£) per sqft: **£0.97**



£500 pcm

1 bedroom flat

+ Add to report

Townhead Street, Stevenston, Ayrshire, KA20

NO LONGER ADVERTISED LET AGREED






Marketed from 29 May 2024 to 23 Jul 2024 (55 days) by MacKenzie Way, Ayrshire

MacKenzie Way are delighted to present this immaculately modern one bedroom upper flat placed wit...

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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **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.



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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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