

LET PROPERTY PACK

INVESTMENT INFORMATION

Kilncroft, Brookvale, Runcorn, WA7 6BH

210943493











Property Description

Our latest listing is in Kilncroft, Brookvale, Runcorn, WA7 6BH

Get instant cash flow of £650 per calendar month with a 5.9% Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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







Kilncroft, Brookvale, Runcorn, WA7 6BH



3 bedrooms

1 bathrooms

Well Maintained Property

Garden Ground Space

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £650

Market Rent: £776

Lounge





Kitchen







Bedrooms









Bathroom







Exterior









Initial Outlay





Figures based on assumed purchase price of £132,000 and borrowing of £99,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£33,000.00**

SDLT Charge £3,960

Legal Fees £1,000.00

Total Investment £37,960.00

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	£650
Mortgage Payments on £99,000.00 @ 5%	£412.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	FREEHOLD
Letting Fees	£65.00
Total Monthly Costs	£492.50
Monthly Net Income	£157.50
Annual Net Income	£1,890.00
Net Return	4.98%

Return Stress Test Analysis Report





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

Annual Net Income

£1,698.80

Adjusted To

Net Return

4.48%

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

Annual Net Income

£1,270.80

Adjusted To

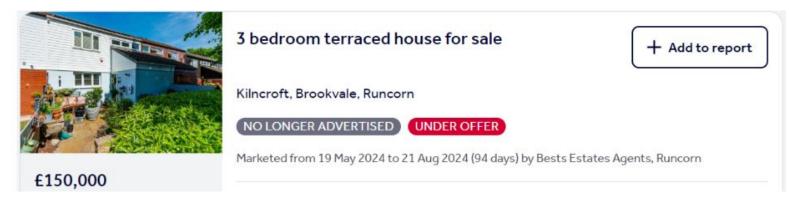
Net Return

3.35%

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.





£140,000

3 bedroom terraced house for sale

+ Add to report

Kilncroft, Brookvale, Runcorn, WA7

NO LONGER ADVERTISED SOLD STC

Marketed from 7 Jul 2023 to 17 Jan 2024 (193 days) by Purplebricks, covering Warrington

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £875 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom house

+ Add to report

Rushfield Crescent, Runcorn

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 Jul 2024 to 21 Sep 2024 (58 days) by HomeSmart Lettings, Runcorn





3 bedroom terraced house

+ Add to report

Kilncroft, Brookvale, Runcorn, WA7

NO LONGER ADVERTISED

Marketed from 22 Aug 2024 to 3 Sep 2024 (12 days) by OpenRent, London

£850 pcm

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: On time for length of tenancy



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.





Interested in this property investment?

Call us on **0141 478 0985**



Kilncroft, Brookvale, Runcorn, WA7 6BH



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.