

LET PROPERTY PACK

INVESTMENT INFORMATION

Kilncroft, Brookvale,
Runcorn, WA7 6BH

210943493

 www.letproperty.co.uk





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

210943493



Property Key Features

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





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

£ 132,000.00

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	TBC
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.



£150,000

3 bedroom terraced house for sale

+ Add to report

Kilncroft, Brookvale, Runcorn

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 19 May 2024 to 21 Aug 2024 (94 days) by Bests Estates Agents, Runcorn



£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**.



£875 pcm

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



£850 pcm

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

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: **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

Kilncroft, Brookvale, Runcorn, WA7 6BH

210943493

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.



LETPROPERTY