

LET PROPERTY PACK

INVESTMENT INFORMATION

Lawnswood Grove, Elton,
CH2

211238418

 www.letproperty.co.uk





Property Description

Our latest listing is in Lawnswood Grove, Elton, CH2

Get instant cash flow of **£1,050** per calendar month with a **5.8%** 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...



Lawnswood Grove, Elton,
CH2

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Property Key Features

3 Bedrooms

1 Bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: TBC

Ground Rent: TBC

Lease Length: freehold

Current Rent: £1,050

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £219,000.00 and borrowing of £164,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 219,000.00

25% Deposit	£54,750.00
SDLT Charge	£6,570
Legal Fees	£1,000.00
Total Investment	£62,320.00

Projected Investment Return



The monthly rent of this property is currently set at

£ 1,050

Returns Based on Rental Income	£1,050
Mortgage Payments on £164,250.00 @ 5%	£684.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£105.00
Total Monthly Costs	£804.38
Monthly Net Income	£245.63
Annual Net Income	£2,947.50
Net Return	4.73%

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 **£847.50**
Adjusted To

Net Return **1.36%**

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

Annual Net Income **-£337.50**
Adjusted To

Net Return **-0.54%**

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 £210,000.



£210,000

3 bedroom detached house for sale

+ Add to report

Lawnswood Grove, Elton, Chester

NO LONGER ADVERTISED **SOLD STC**

Marketed from 25 Nov 2022 to 5 Apr 2023 (130 days) by Swetenhams, Frodsham

Three bedroom detached property | Extended to the rear | Kitchen/diner with French doors to the...



£175,000

3 bedroom semi-detached house for sale

+ Add to report

Lawnswood Grove, Elton, Chester

NO LONGER ADVERTISED **SOLD STC**

Marketed from 17 Aug 2021 to 5 Jan 2022 (140 days) by Gascoigne Halman, Frodsham

Newly Refurbished Throughout | Bright and Spacious Interior | Three Good Sized Bedrooms | Re-wire...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



£1,250 pcm

3 bedroom house

+ Add to report

Brackendale, Elton, CHESTER

NO LONGER ADVERTISED

LET AGREED

Marketed from 26 Feb 2024 to 3 May 2024 (66 days) by Swetenhams - Lettings, Frodsham



£1,100 pcm

3 bedroom detached house

+ Add to report

Parkland Drive, Elton, Chester, CH2






CURRENTLY ADVERTISED

Marketed from 9 Oct 2024 by Jordan & Halstead, Frodsham

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: **5 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.



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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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