

LET PROPERTY PACK

INVESTMENT INFORMATION

Lawnswood Grove, Elton, CH2

211238418











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...











3 Bedrooms

1 Bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: TBC

Ground Rent: TBC

Lease Length: freehold

Current Rent: £1,050

211238418

Lounge









Kitchen









Bedrooms









Bathroom









Exterior









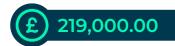
Initial Outlay





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



25% Deposit **£54,750.00**

SDLT Charge £6,570

Legal Fees £1,000.00

Total Investment £62,320.00

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.

The monthly rent of this property is currently set at

| 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 | ТВС |
| Ground Rent | ТВС |
| Letting Fees | £105.00 |
| Total Monthly Costs | £804.38 |
| Monthly Net Income | £245.63 |
| Annual Net Income | £2,947.50 |
| Net Return | 4.73 % |

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

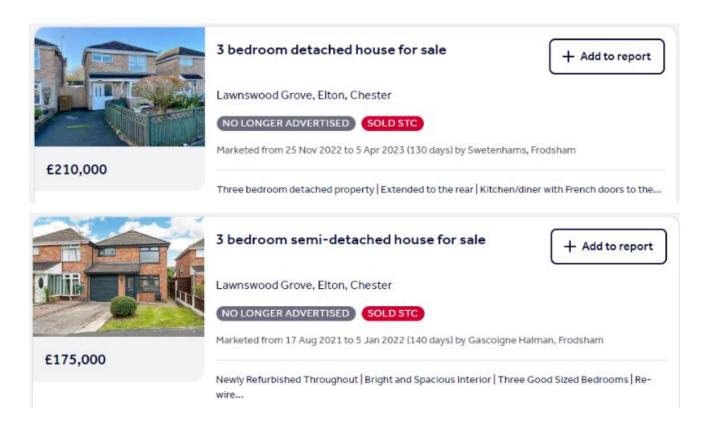
Net Return

-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.



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.



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



£1,250 pcm

3 bedroom detached house

+ Add to report

Parkland Drive, Elton, Chester, CH2

CURRENTLY ADVERTISED

Marketed from 9 Oct 2024 by Jordan & Halstead, Frodsham

£1,100 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: 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.





Interested in this property investment?

Call us on **0141 478 0985**



Lawnswood Grove, Elton, CH2



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.