

LET PROPERTY PACK

INVESTMENT INFORMATION

Windsor, Crescent, G81

212095533

 www.letproperty.co.uk





Property Description

Our latest listing is in Windsor, Crescent, G81

Get instant cash flow of **£475** per calendar month with a **6.7%** Gross Yield for investors.

This property has a potential to rent for **£747** which would provide the investor a Gross Yield of **10.5%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Windsor, Crescent, G81

212095533



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: £40.00 per month

Ground Rent: TBC

Lease Length: Freehold

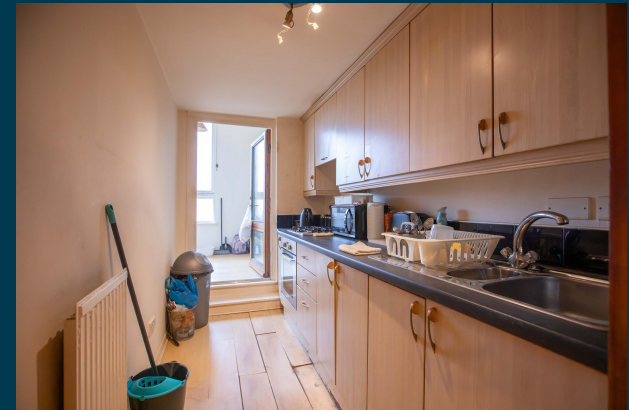
Current Rent: £475

Market Rent: £747

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of [Field - HR Value] and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 85,000.00

25% Deposit	£21,250.00
Stamp Duty ADS @ 6%	£5,100.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£27,350.00

Projected Investment Return



The monthly rent of this property is currently set at £475 per calendar month but the potential market rent is

£ 747

Returns Based on Rental Income	£475	£747
Mortgage Payments on £63,750.00 @ 5%	£265.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£40.00	
Ground Rent	TBC	
Letting Fees	£47.50	£74.70
Total Monthly Costs	£368.13	£395.33
Monthly Net Income	£106.88	£351.68
Annual Net Income	£1,282.50	£4,220.10
Net Return	4.69%	15.43%

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 **£2,726.10**
Adjusted To

Net Return **9.97%**

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

Annual Net Income **£2,945.10**
Adjusted To

Net Return **10.77%**

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 £89,000.



£89,000

2 bedroom flat for sale

+ Add to report

2/2 46 Windsor Crescent, Clydebank, G81 3JY

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 7 Dec 2020 to 21 May 2021 (164 days) by McHugh Estate Agents, Clydebank



£83,000

2 bedroom apartment for sale

+ Add to report

Windsor Crescent, Clydebank, West Dunbartonshire

NO LONGER ADVERTISED

SOLD STC

Marketed from 26 Jan 2022 to 21 Oct 2022 (268 days) by Caledonia Bureau, Clydebank

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

2 bedroom apartment

+ Add to report

Boquhanran Place, Clydebank, G81

NO LONGER ADVERTISED

Marketed from 25 Oct 2024 to 18 Nov 2024 (24 days) by Caledonia Bureau, Dumbarton



£825 pcm

2 bedroom flat

+ Add to report

Albert Road, Clydebank, G81






NO LONGER ADVERTISED

Marketed from 4 Oct 2024 to 8 Oct 2024 (3 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: **5 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

Windsor, Crescent, G81

PROPERTY ID: 12345678

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