

LET PROPERTY PACK

INVESTMENT INFORMATION

Pinehurst Walk, Great
Sankey, Warrington, WA5

217189576

 www.letproperty.co.uk





Property Description

Our latest listing is in Pinehurst Walk, Great Sankey, Warrington, WA5

Get instant cash flow of **£750** per calendar month with a **6.2%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **8.3%** if the rent was increased to market rate.

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...



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Property Key Features

2 Bedrooms

2 Bathrooms

Spacious Lounge

Rear Garden Space

Factor Fees: £158.21 pm

Ground Rent: £24.00 pm

Lease Length: 137 years

Current Rent: £775

Market Rent: £1,000

Lounge



Kitchen



Bathroom



Bedrooms



Exterior



Initial Outlay



Figures based on assumed purchase price of £145,000.00 and borrowing of £108,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 145,000.00

25% Deposit £36,250.00

SDLT Charge £7,650

Legal Fees £1,000.00

Total Investment £44,900.00

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 £775 per calendar month but the potential market rent is

£ 1,000

Returns Based on Rental Income	£775	£1,000
Mortgage Payments on £108,750.00 @ 5%	£453.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£158.21	
Ground Rent	£24.00	
Letting Fees	£77.50	£100.00
Total Monthly Costs	£727.84	£750.34
Monthly Net Income	£47.17	£249.67
Annual Net Income	£565.98	£2,995.98
Net Return	1.26%	6.67%

Return **Stress Test** Analysis Report



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

Annual Net Income **£995.98**
Adjusted To

Net Return **2.22%**

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

Annual Net Income **£1,108.98**
Adjusted To

Net Return **2.47%**

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 £160,000.



£160,000

2 bedroom flat for sale

[+ Add to report](#)

Pinehurst Walk, Boston Boulevard, Great Sankey, Warrington, WA5

NO LONGER ADVERTISED

SOLD STC

Marketed from 17 Jul 2024 to 1 Jan 2025 (167 days) by Entwistle Green, Warrington



£140,000

2 bedroom flat for sale

[+ Add to report](#)

Pinehurst Walk, Boston Boulevard, Great Sankey, Warrington, WA5

NO LONGER ADVERTISED

SOLD STC

Marketed from 19 Nov 2021 to 21 Jun 2022 (214 days) by Entwistle Green, Warrington

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

2 bedroom apartment

Boston Boulevard, Chapelford, Warrington, Cheshire

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 Feb 2025 to 8 Apr 2025 (47 days) by Mark Antony Estates, Warrington

+ Add to report



£795 pcm

2 bedroom apartment

Pinehurst Walk, Boston Boulevard, Warrington, Cheshire, WA5

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Mar 2023 to 26 Apr 2023 (50 days) by James Fox Estates Ltd., Warrington

+ Add to report

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: **4 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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WA5

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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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