

LET PROPERTY PACK

INVESTMENT INFORMATION

St. Johns Court, Winsford, CW7

222936327











Property Description

Our latest listing is in St. Johns Court, Winsford, CW7

Get instant cash flow of £700 per calendar month with a 4.7% Gross Yield for investors.

This property has a potential to rent for £1,028 which would provide the investor a Gross Yield of 6.9% if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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...







St. Johns Court, Winsford, CW7



Property Key Features

3 bedroom

3 bathroom

Spacious Rooms

Well Maintained Property

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £700

Market Rent: £1,028

222936327

Lounge









Kitchen









Bedrooms









Bathroom









Exterior









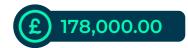
Initial Outlay





Figures based on assumed purchase price of £178,000.00 and borrowing of £133,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£44,500.00**

SDLT Charge £9,960

Legal Fees £1,000.00

Total Investment £55,460.00

Projected Investment Return





Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.

The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

028
-

Returns Based on Rental Income	£700	£1,028
Mortgage Payments on £133,500.00 @ 5%	£556.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£70.00	£102.80
Total Monthly Costs	£641.25	£674.05
Monthly Net Income	£58.75	£353.95
Annual Net Income	£705.00	£4,247.40
Net Return	1.27 %	7.66 %

Return Stress Test Analysis Report





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

Annual Net Income

£2,191.40

Adjusted To

Net Return

3.95%

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

Annual Net Income

£1,577.40

Adjusted To

Net Return

2.84%

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 £180,000.



3 bedroom semi-detached house for sale

+ Add to repo

Abbotts Way, Winsford

NO LONGER ADVERTISED

SOLD STC

Marketed from 27 Jul 2023 to 28 Sep 2023 (62 days) by Butters John Bee, Winsford





+ Add to report



Moss Bank, Winsford

NO LONGER ADVERTISED

SOLD STC

Marketed from 24 Jun 2022 to 7 Dec 2022 (166 days) by LMS Property, Winsford

£180,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,050 based on the analysis carried out by our letting team at **Let Property**Management.



3 bedroom semi-detached house

+ Add to report

Pinewood Road, Winsford, Cheshire, CW7

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Jan 2025 to 18 Mar 2025 (68 days) by Reeds Rains, Northwich





£1,000 pcm

3 bedroom detached house

+ Add to report

Delamere Street, Winsford

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Jan 2025 to 27 Feb 2025 (43 days) by LMS Property, Winsford

Current Tenant Profile



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**

St. Johns Court, Winsford, CW7



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.