

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Morris Moodie Avenue,  
Stevenston, KA20

222921194

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Morris Moodie Avenue, Stevenston, KA20

Get instant cash flow of **£425** per calendar month with a **19.2%** Gross Yield for investors.

This property has a potential to rent for **£628** which would provide the investor a Gross Yield of **24.3%** 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...**



Morris Moodie Avenue,  
Stevenston, KA20

222921194



## Property Key Features

2 bedroom

1 bathroom

Spacious Room

Good Condition

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

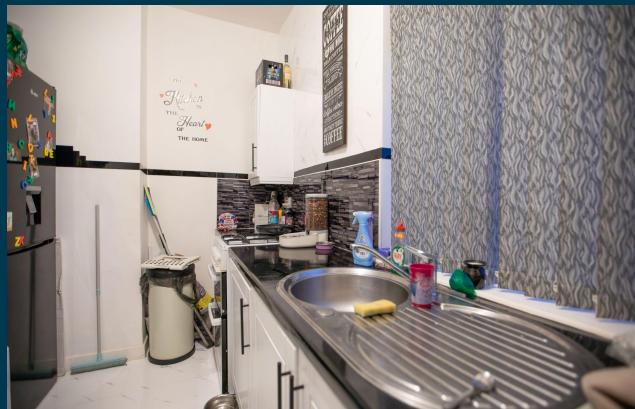
Current Rent: £425

Market Rent: £628

# Lounge



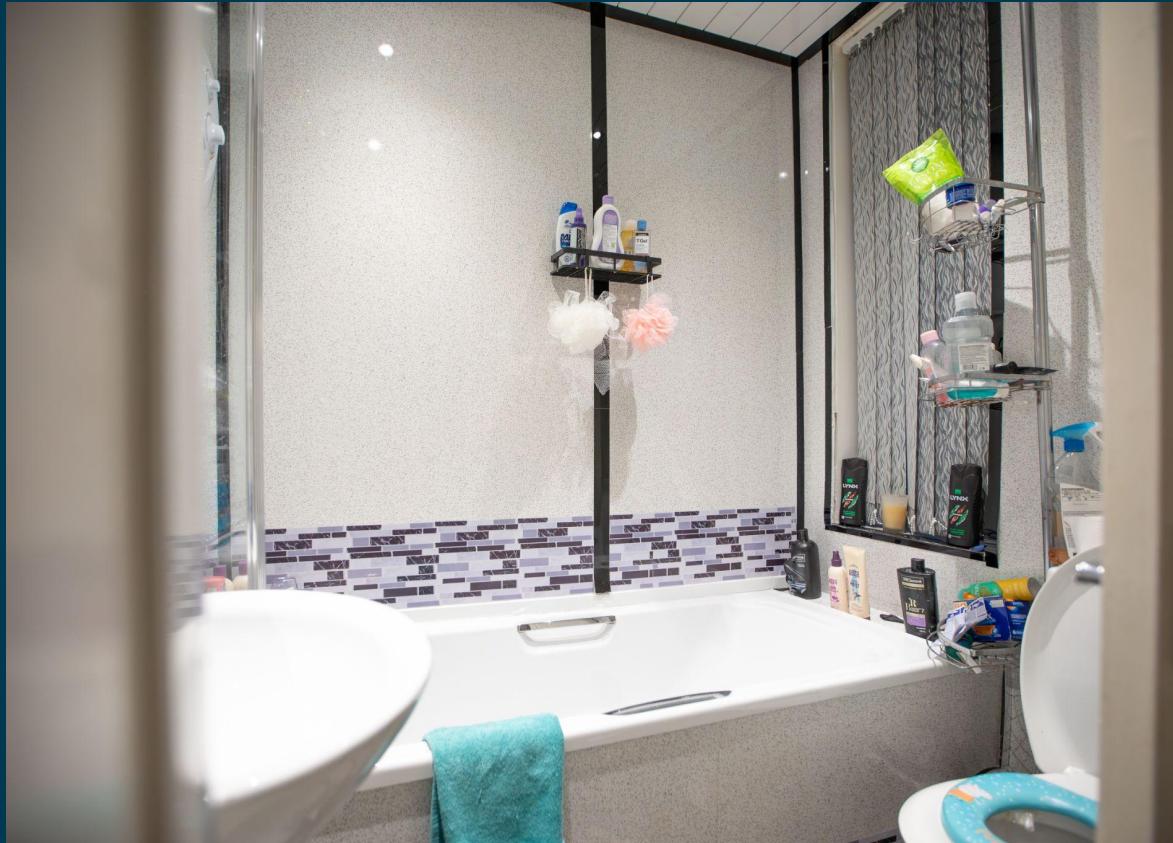
# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



Outlay figures based on assumed cash purchase of £50,000.

## PROPERTY VALUATION

£ 50,000

Stamp Duty ADS @ 8%	£4,000
LBTT Charge	£0
Legal Fees	£1,000
Total Investment	£55,000

# 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 £425 per calendar month but the potential market rent is

£ 628

Returns Based on Rental Income	£425	£628
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent		Freehold
Letting Fees	£42.50	£62.80
<b>Total Monthly Costs</b>	<b>£57.50</b>	<b>£77.80</b>
<b>Monthly Net Income</b>	<b>£367.50</b>	<b>£550.20</b>
<b>Annual Net Income</b>	<b>£4,410.00</b>	<b>£6,602.40</b>
<b>Net Return</b>	<b>8.02%</b>	<b>12.00%</b>

# Return Stress Test Analysis Report



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

Annual Net Income	<b>£5,346</b>
Adjusted To	
Net Return	<b>9.72%</b>

# 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 £59,000.



£59,000

## 2 bedroom flat for sale

8 Morris Moodie Avenue, Stevenston, KA20 3NW

CURRENTLY ADVERTISED

UNDER OFFER

+ Add to report

Marketed from 28 Jul 2025 by Welcome Homes Ayrshire, Stevenston



£54,000

## 2 bedroom ground floor flat for sale

14 Morris Moodie Avenue, Stevenston, KA20 3NW

NO LONGER ADVERTISED

SOLD STC

+ Add to report

Marketed from 29 Mar 2022 to 15 Dec 2022 (260 days) by Welcome Homes Ayrshire, Stevenston

# Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £825 based on the analysis carried out by our letting team at **Let Property Management**.



£825 pcm

2 bedroom flat

+ Add to report

Morris Moodie Avenue, Stevenston, KA20

NO LONGER ADVERTISED

Marketed from 22 Apr 2024 to 26 Apr 2024 (3 days) by OpenRent, London



£650 pcm

2 bedroom flat

+ Add to report

8 Morris Moodie Avenue, Stevenston, KA20 3NW

CURRENTLY ADVERTISED

LET AGREED

Marketed from 19 Jan 2026 by Welcome Homes Ayrshire, Stevenston

# 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: **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.



Morris Moodie Avenue, Stevenston, KA20

PROPERTY ID: 222921194

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.



**LET PROPERTY**