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# LET PROPERTY PACK

### **INVESTMENT** INFORMATION

Ashtree Court, Old Kilpatrick, Glasgow, G60

201864229

( www.letproperty.co.uk

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# **Property Description**

Our latest listing is in Ashtree Court, Old Kilpatrick, Glasgow, G60

Get instant cash flow of £550 per calendar month with a 8.3% Gross Yield for investors.

This property has a potential to rent for £725 which would provide the investor a Gross Yield of 10.9% 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...

### **LETPR®PERTY**





### Ashtree Court, Old Kilpatrick, Glasgow, G60

201864229

2 Bedrooms 1 Bathroom Spacious Lounge Storage Room

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**Property Key Features** 

Factor Fees: £0.00 Ground Rent: £0.00 Lease Length: [Field - Lease Length] Current Rent: £550 Market Rent: £725







# **Kitchen**





# Bedrooms





# Bathroom





Exterior



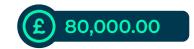






Figures based on assumed purchase price of £80,000.00 and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **PROPERTY VALUATION**



25% Deposit	£20,000.00
Stamp Duty ADS @ 6%	£4,800.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£25,800.00

## **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 £550 per calendar month but the potential market rent is  $\bigcirc$ 



Returns Based on Rental Income	£550	£725
Mortgage Payments on £60,000.00 @ 5%	£250	0.00
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£55.00	£72.50
Total Monthly Costs	£320.00	£337.50
Monthly Net Income	<b>£230.00</b>	£387.50
Annual Net Income	<b>£2,760.00</b>	£4,650.00
Net Return	10.70%	18.02%



### Return Stress Test Analysis Report





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

Annual Net Income **£3,200.00** Adjusted To

Net Return 12.40%

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

Annual Net Income **£3,450.00** Adjusted To

Net Return 13.37%

### Sale Comparables Report



+ Add to report

Add to 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 £85,000.



£85,000

#### 2 bedroom maisonette for sale

Ashtree Court, Old Kilpatrick G60 5JD

NO LONGER ADVERTISED SOLD STC

Appealing Masionette Flat | Two Double Bedrooms | Spacious Lounge | Fitted Kitchen | Family B...

Marketed from 26 Jan 2024 to 22 Feb 2024 (27 days) by Caledonia Bureau, Clydebank



#### 2 bedroom maisonette for sale

Ashtree Court, Old Kilpatrick, West Dunbartonshire

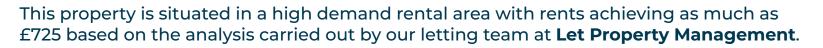
NO LONGER ADVERTISED

Maisonette Style Upper Flat | Well proportioned accommodation | Well presented throughout | Commu...

Marketed from 25 Aug 2020 to 25 Jun 2021 (303 days) by Caledonia Bureau, Clydebank

### £77,995

### **Rent Comparables Report**





£725 pcm

2 bed	lroom flat		(	+ Add to report
Kilpati	rick Court, Old Kilpat	rick, Glasgow, G60	L	•
NOL	ONGER ADVERTISE	ED LET AGREED		
	in Door   Close to Gol Ige Freezer	lden Jubilee Hospital	Double glazir	ng   Washing machine
SOL	D PRICE HISTORY			
2 bed	lroom flat		ſ	+ Add to report
Dumb 5LN	arton Road, Flat 2/2 ,	, Old Kilpatrick, Glas	gow, G60	1

Spacious 2-bed Tenement flat | Open Plan Kitchen/Living Area | Contemporary 3-piece bathroom |...

Marketed from 6 Oct 2022 to 11 Nov 2022 (35 days) by Clyde Property, Bearsden

£550 pcm



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

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.



Current term of tenancy: 2 years+

Payment history: On time for length of tenancy





www.letproperty.co.uk

# Interested in this property investment?

# Call us on **0141 478 0985**

Ashtree Court, Old Kilpatrick, Glasgow, G60

### PROPERTY ID: 12345678

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.

