

LET PROPERTY PACK

INVESTMENT INFORMATION

Corsican Gardens,
St. Helens, WA9

205658696

 www.letproperty.co.uk





Property Description

Our latest listing is in Corsican Gardens St. Helens, WA9

Get instant cash flow of **£1,600** per calendar month with a **4.4%** Gross Yield for investors.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



Corsican Gardens St.
Helens, WA9

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Property Key Features

3 Bedrooms

4 Bathrooms

Private Driveway

Rear Garden Space

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,600

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £435,000.00 and borrowing of £326,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 435,000

25% Deposit	£108,750.00
SDLT Charge	22300
Legal Fees	£1,000.00
Total Investment	£132,050.00

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.



Returns Based on Rental Income	£1,600
Mortgage Payments on £326,250.00 @ 5%	£1,359.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£160.00
Total Monthly Costs	£1,534.38
Monthly Net Income	£66
Annual Net Income	£788
Net Return	0.60%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£2,413**

Net Return **-1.83%**

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

Annual Net Income Adjusted To **-£5,738**

Net Return **-4.34%**

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 £370,000.



£370,000

3 bedroom house for sale

GATED LIVING AND GOLF ESTATE YOUR NEIGHBOUR

+ Add to report

CURRENTLY ADVERTISED

CENTRAL HEATING | FIRE KIT | PARKING | ALARM | GARDEN | DOUBLE GLAZING | SMOKE DETECTOR

SOLD PRICE HISTORY



£280,000

3 bedroom detached house for sale

3 Whitebeam Gardens, St Helens, WA9 5UA

+ Add to report

NO LONGER ADVERTISED

DETACHED HOUSE | TWO RECEPTION ROOMS | DOWNSTAIRS WC | FOUR BEDROOMS | GARAGE | REAR GARDEN | OFF...

SOLD PRICE HISTORY

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,600 based on the analysis carried out by our letting team at **Let Property Management**.



£1,600 pcm

3 bedroom detached house

Corsican Gardens, St. Helens

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

EXTREMELY SPACIOUS WELL PLANNED 3 BED DETACHED | SITTING ROOM & SEPARATE DINING ROOM | LARGE KITC...

SOLD PRICE HISTORY



£1,500 pcm

3 bedroom detached house

Nottingham Close, Rainhill, Prescot

+ Add to report

NO LONGER ADVERTISED LET AGREED





Stapleton Derby are pleased to offer for let this substantial detached property located in the so...

SOLD PRICE HISTORY

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: **NO**
-  Current term of tenancy: **VACANT**
-  Standard Tenancy Agreement In Place: **NO**
-  Fully compliant tenancy: **NO**
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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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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