

ADAVO

READY MADE DEALS

High income residential assets for the sophisticated investor seeking to boost the cash flow element of their portfolio.



PROPERTY ADDRESS:
151 Warwick Road, Carlisle

PURCHASE PRICE:
£245,000
(Supported by current RICS valuation)

RENTAL INCOME PER MONTH:
£2,966.00

GROSS YIELD:
14.5% pa



PROPERTY SUMMARY:

Situated on the main road into Carlisle and in a lovely area of the city. The property is an imposing three storey townhouse comprising 1 reception room, 8 bedrooms with 4 en-suite, substantial kitchen and 2.5 bathrooms.

It is 3 min walk from the Fusehill campus of Carlisle University and also within a popular residential area.

SPECIFICATION

- Fully decorated with high specification
- Brand new contemporary kitchen
- Bathroom with modern suite and fully tiled
- Newly plastered, papered and painted
- Full re-wire with certification
- New boilers
- New windows
- Fully furnished with high spec suites
- White goods included
- New carpet throughout
- Patio to rear with BBQ area
- Security alarm
- Parental guarantees on rental income
- Insurance arranged
- Certificates provided

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GROUND FLOOR:

Hallway
Living room
Kitchen
Bedroom 1
Bathroom
Patio to rear

FIRST FLOOR:

Bedroom 2 (En-suite)
Bedroom 3
Bedroom 4 (En-suite)
Bathroom
Bedroom 5

SECOND FLOOR:

Bedroom 6 (En-suite)
Bedroom 7
Bedroom 8 (En-suite)

EXAMPLE MORTGAGE FIGURES:

Loan to Value: 70%
Deposit required: £73,500
Mortgage Amount: £171,500
Mortgage Payment @ 6%: £10,290pa
Gross Annual Income: £35,592 pa
Net Annual Income: £18,623 pa (Net)
Return on Investment: 25.3% (On Deposit)
Figures subject to lender and buyer. Figures include
10% management fee, 1 month void and £450 buildings insurance.

SERVICES:

Gas Central Heating, Mains Electric.

TENURE:

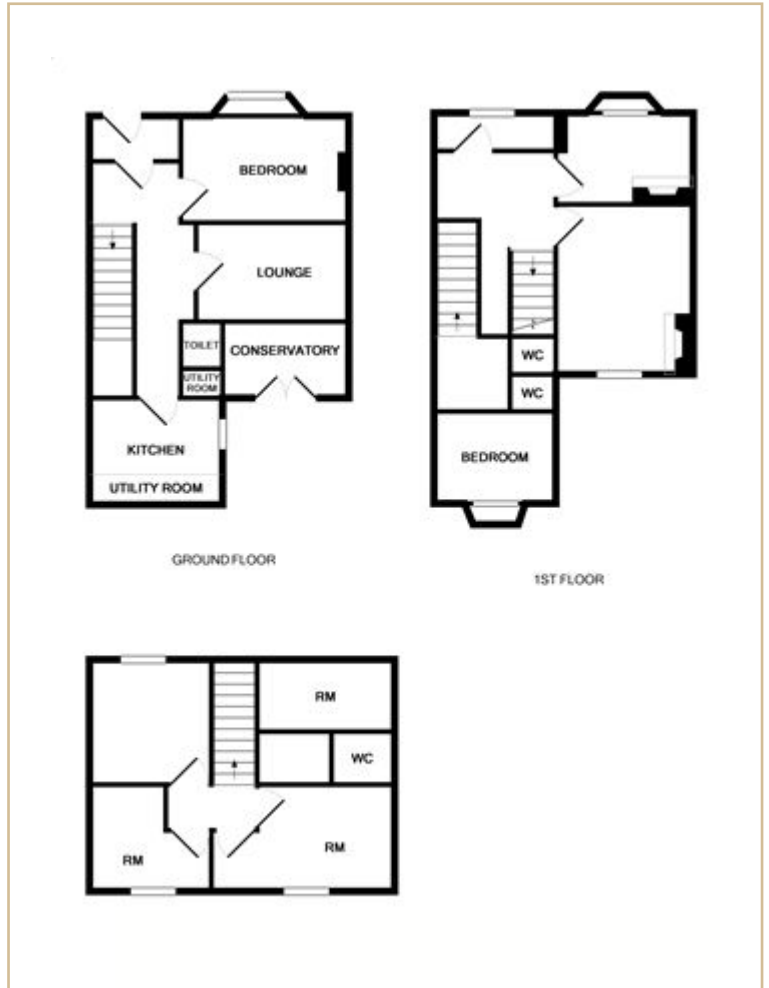
Freehold

CERTIFICATION PROVIDED:

- Gas Safe Certificate
- Electrical Certificate
- Energy Performance Certificate
- University Accredited (where applicable)
- HMO License (where applicable)
- Planning Permission (where applicable)

VIEWING:

Strictly by appointment.



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