

Single Family Investment Opportunity

Yields of:
8.35% Gross
8.20% NET
Priced at just
£79,000

34 Lucerne Road
Wallasey
CH44 7HA



Executive Summary

- Strong residential area with a higher proportion of owner occupiers than national average.
- Excellent location for local train stations, employers and transport links.
- Within a short distance to 2 outstanding hospitals
- Rear garden area
- Good sized property (65 sqm of internal space)
- Fully refurbished and furnished מחיר הנכס כולל שיפוץ וריהוט הנכס
- Freehold סוג בעלות

Pictures of the Property - PRE REFURBISHMENT

תמונות של הנכס לפני עבודות השיפוץ



Description of Property

תיאור הנכס

Traditionally constructed vacant two bedroom mid-terrace property with conservatory, briefly comprising:-
Ground floor; entrance porch, lounge, understairs cloaks/storage, kitchen / dining room. Front yard

First floor; Bedroom 1, Bedroom 2 and bathroom with 3pc suite.

External – front and rear yard

The house benefits from UPVC double glazing

Description of works

תיאור של עבודות השיפוץ יוכנסו להסכם הרכישה כנספח

עבודות השיפוץ יושלמו תוך חודש חצי

- Strip property
- Supply and fit new boiler
- Supply and fit new electric board
- Supply and fit new kitchen (Magnet Kitchens / High Quality Spec)
 - Supply all white goods (washer/dryer, oven, hob, extraction, fridge and freezer)
- Replaster all walls
- Fit new light fittings
- Painting throughout
- Check windows and roof and make repairs where required.
- Fit new bathroom and toilet (half wall tiles, soft closing toilets and floor tiles)
- Fit hardwearing flooring on ground floor and carpets throughout.

Example of Refurbishment

דוגמה של עבודות השיפוץ של היזם





0 5 10 15 20 25 30 35 40 50m

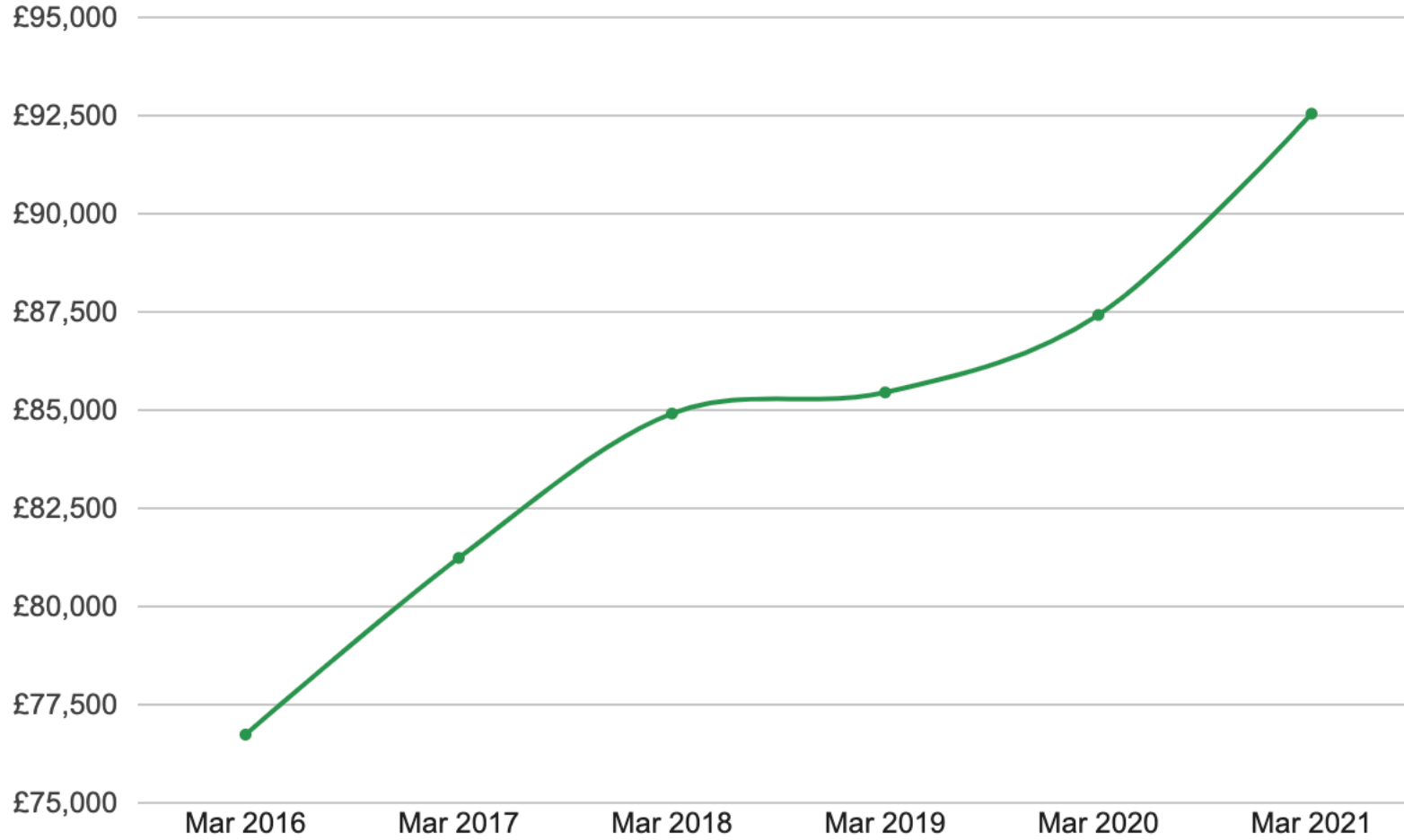
Map scale 1:1250

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Data last updated 10:00pm 25 JANUARY, 2021

STATISTICS



Date	Avg price	+/-
Mar 2016	£76,738	-
Mar 2017	£81,236	5.9%
Mar 2018	£84,913	4.5%
Mar 2019	£85,450	0.6%
Mar 2020	£87,422	2.3%
Mar 2021	£92,548	5.9%

6%

1-YEAR

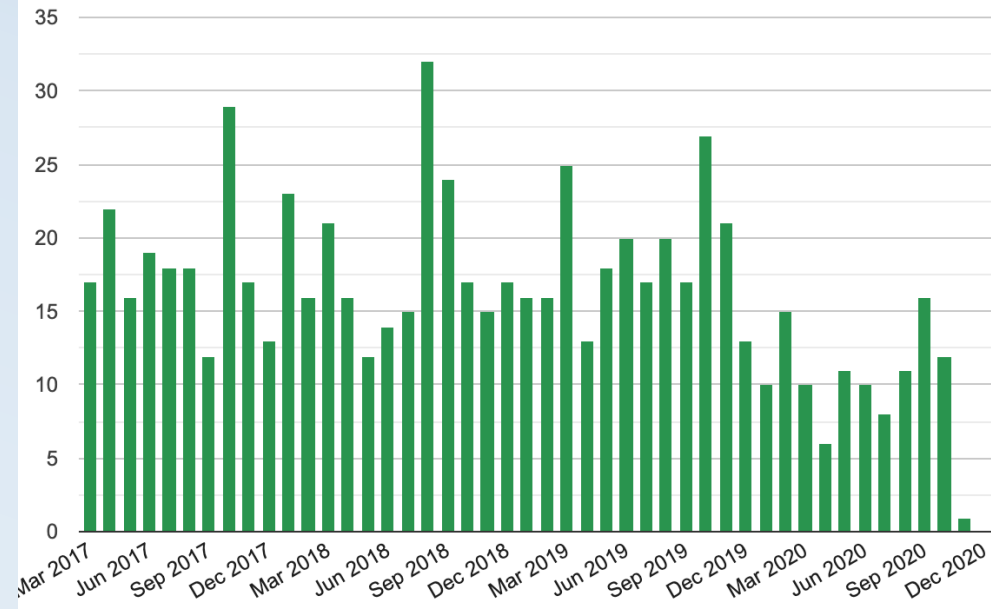
9%

3-YEAR

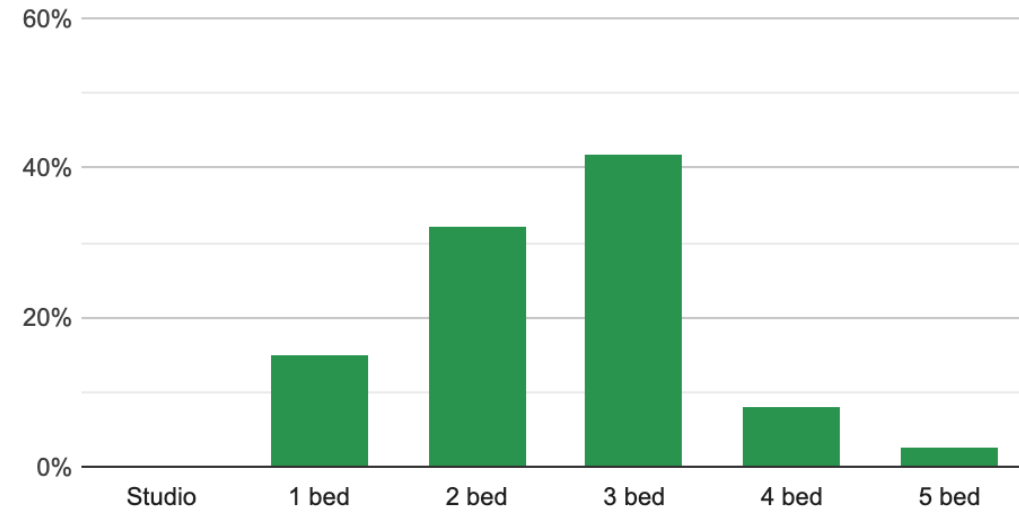
21%

5-YEAR

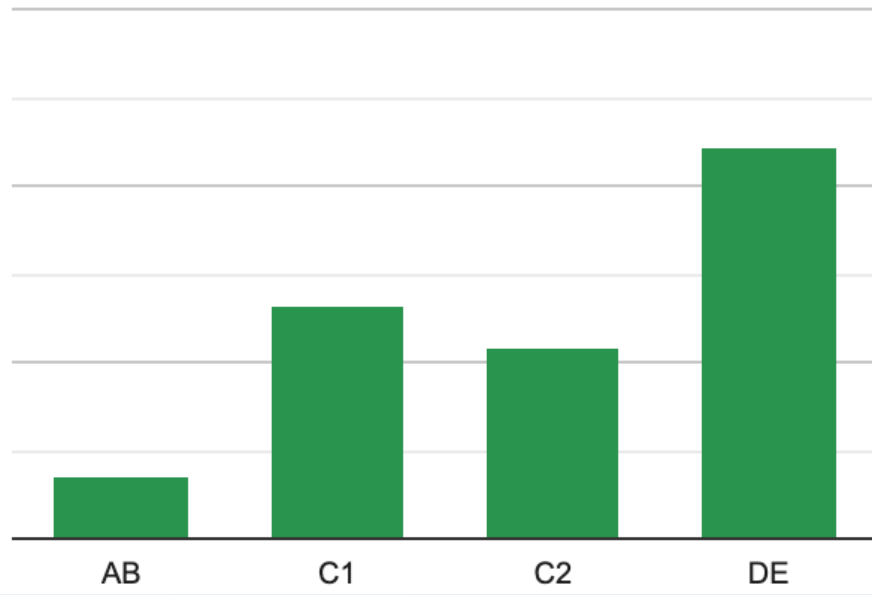
Average 9.7 sales per month



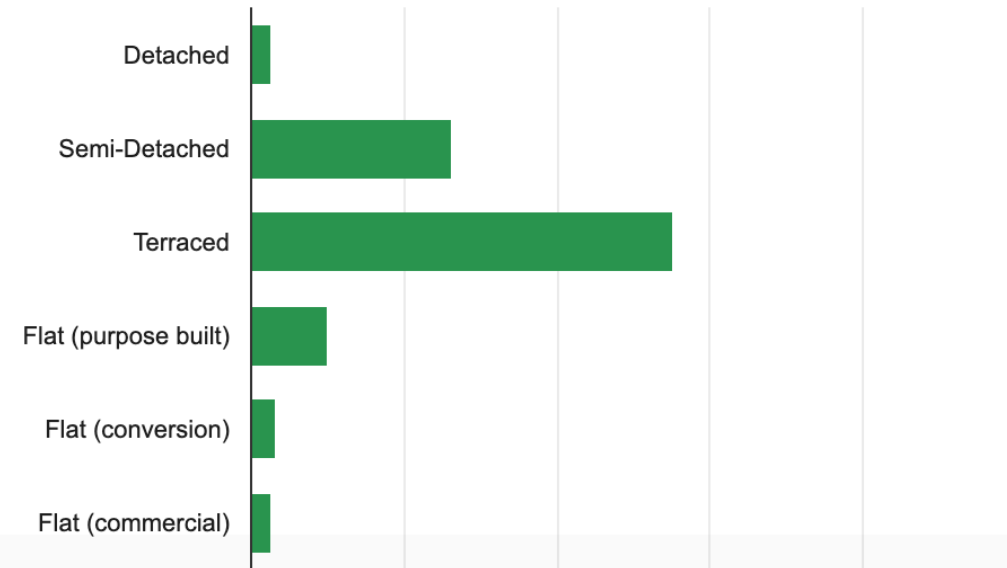
Number of bedrooms

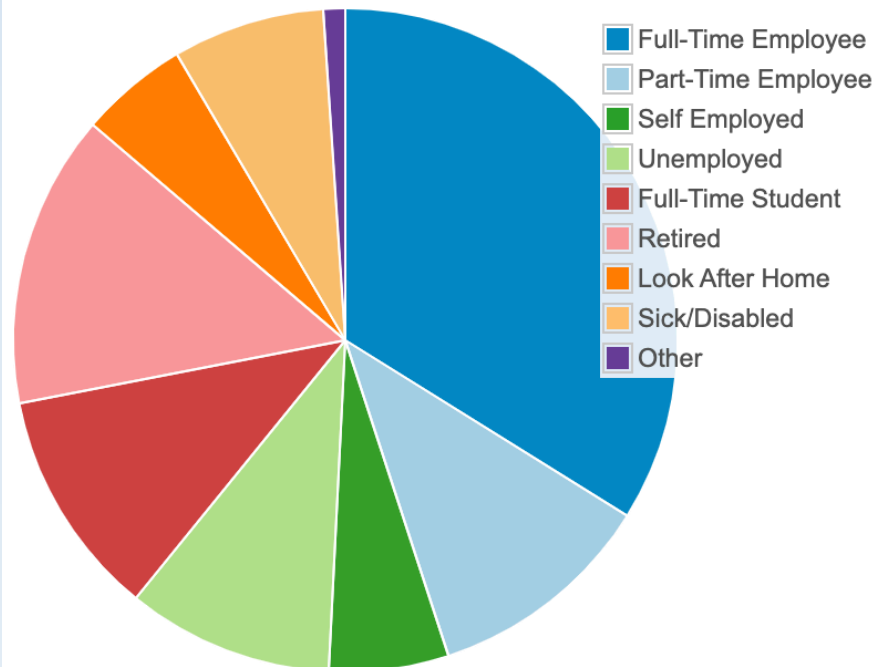


NRS Social Grade



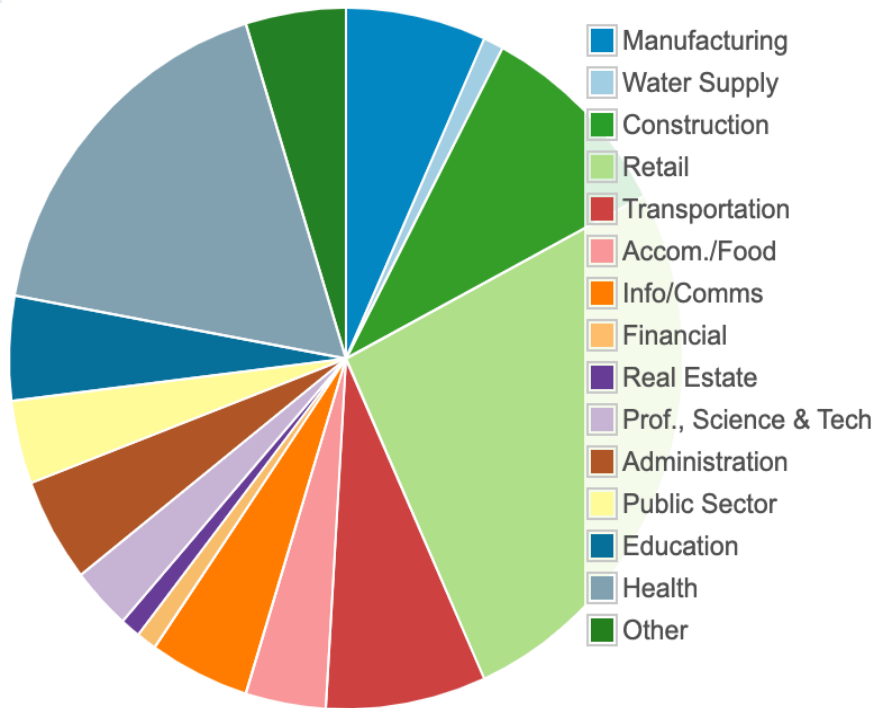
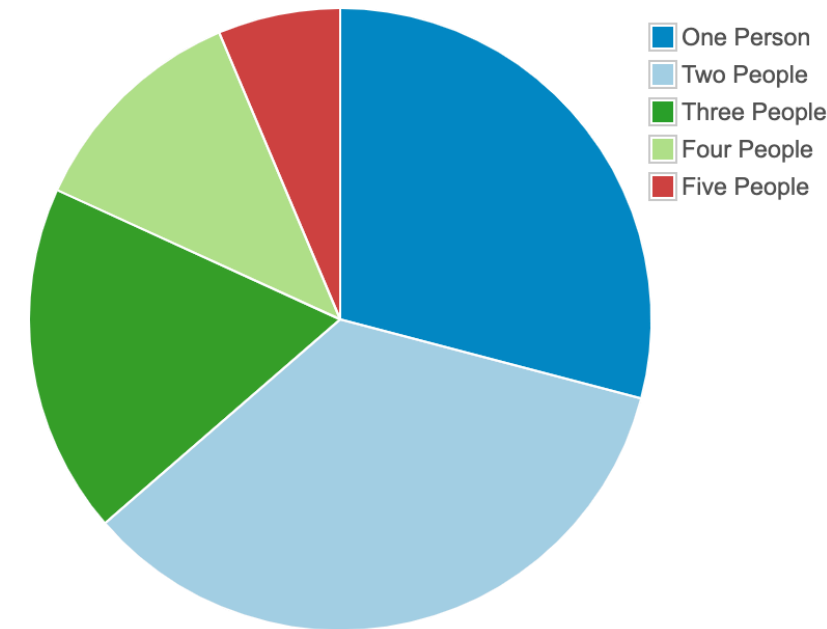
Property type





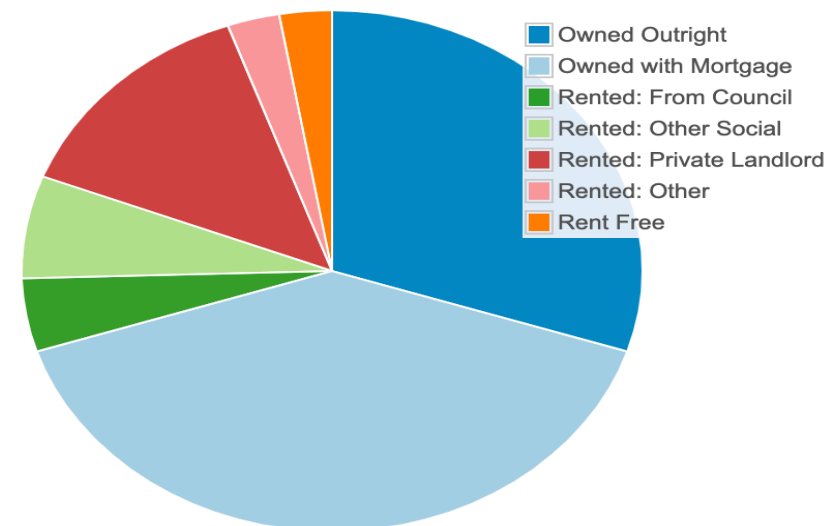
Housing Occupancy

One Person	32
Two People	38
Three People	20
Four People	13
Five People	7
Six People	0
Seven People	0
8+ People	0
Total	110

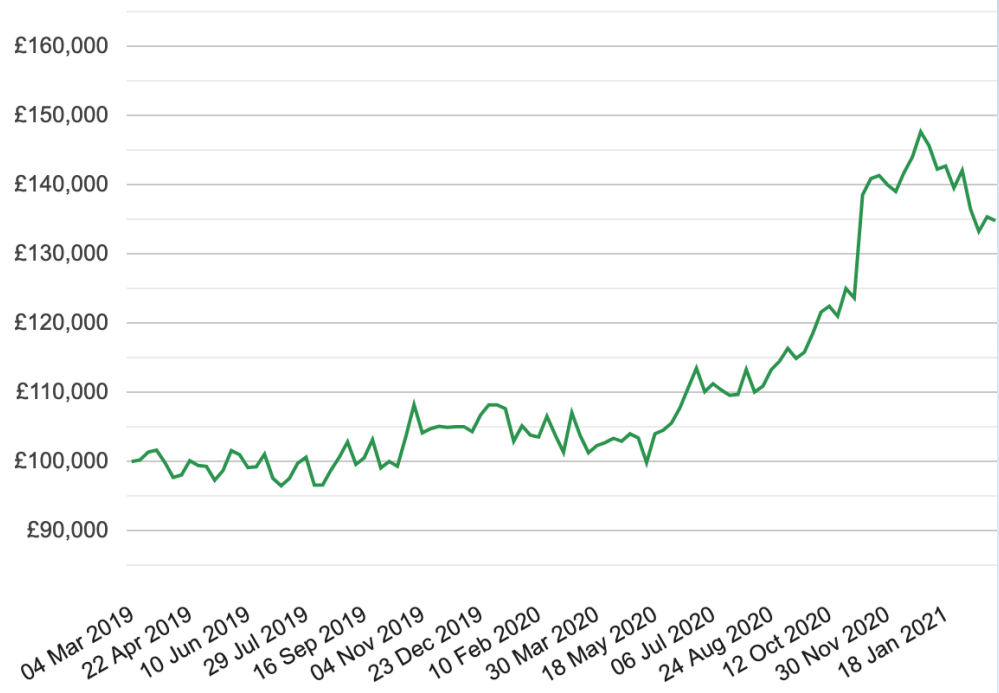


Housing Tenure

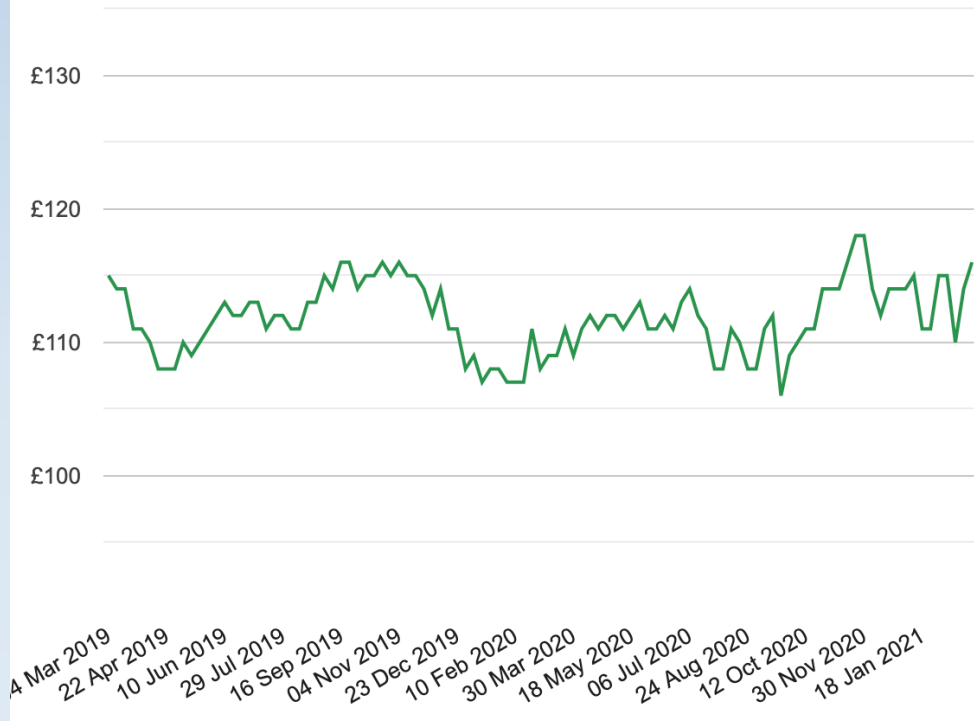
Owned Outright	33
Owned with Mortgage	44
Shared Ownership	0
Rented: From Council	5
Rented: Other Social <i>inc. charities and housing associations</i>	7
Rented: Private Landlord <i>inc. letting agents</i>	15
Rented: Other	3
Rent Free	3
Total	110



CH44



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Area Information

מידע מיקום הנכס

Now, regular bus services (Arriva North West routes 402, 413 and 423) depart Liscard every 10 minutes and travel via the Kingsway Tunnel to Liverpool. In addition, there are several services which link the districts of Wallasey and nearby towns such as Birkenhead, Leasowe and Moreton.

There are three railway stations: Wallasey Village, Wallasey Grove Road and New Brighton. Electric trains to Liverpool and Birkenhead depart every 15 minutes (every 30 minutes during late evenings and on Sundays). Grove Road station has a large car park with over 160 spaces.

The Kingsway Tunnel, Opened by Queen Elizabeth II when it was completed in 1971, its roadway route via Poulton leads to its entrance in Seacombe, which links Wallasey with the centre of Liverpool and was featured in Harry Potter and the Deathly Hallows Part 1 .

The M53 motorway begins in Poulton and leads south through the centre of the Wirral Peninsula to Chester and the M56 motorway continues to Manchester Airport.

חישוב תשואה שנתית

PURCHASE PRICE	£	79,000.00
RENT PCM	£	550.00
RENT P.A	£	6,600.00
Insurance	£	120.00
Management %		8.00%
Management £	£	528.00
GROSS YIELD (%)		8.35%
NETYEAR 1 (£)	£	6,480.00
NETYEAR 1 (%)		8.2%
NETYEAR 2 (£)	£	5,952.00
NETYEAR 2 (%)		7.53%

Financials

The purchase price comes inclusive of all SDLT incurred* and covers all legal costs, refurbishment, and any other misc. charges such as searches and surveys etc.

Developer will enter into an agreement so that the figure at the purchase price is the total amount you will be required to send.

In the first calendar year from rental, management company will provide free management for the units and thereafter will charge 8% management on all GROSS income. The developer will also provide a guarantee on any works required for the first 12 months which will cover any repairs or maintenance.

Insurance is paid for by the landlord.

השכירות מובטחת בחוזה מול הממשלה באנגליה ל-5 שנים

הבית כבר משוריין לדיירים מיד עם תום עבודות השיפוץ הבית יאוכלס

הממשלה אחראית להחזיר את הנכס לאחר תקופת השכירות בדיוק כפי שקיבלה אותו