

Minimum Specifications – 2 Bed Type 2A

When purchasing such a property from Find UK and partner companies, you will be guaranteed a minimum specification and standard of property so that you can confidently make a reservation of such a 2-Bed Type 2A property.

After reservation you can select and agree the specific property address prior to your second (90%) payment and this agreed specific property will then be transferred to you as per the terms in the Reservation Agreement.

The allocated specific property will be as per the details, floor plan, pricing and rental shown here.

Location

All of our 2-Bed Type 2A category of houses are near town centres of the Lancashire towns located along the M65 Motorway. These houses are in popular high rental demand areas and are very similar in layout, and are renovated to similar high standards.

Rental Yield

Most of our clients opt for Guaranteed Rent. For these properties the Guaranteed Rent is 7% of contract price (£3,850 per year). Actual rent is higher at around 8% of property price but most clients select Guaranteed Rent as this provides certainty of income.

Purchase Costs

The purchase costs are subsidised and fixed at £795 and include a solicitor costs, local searches, 12 month insurance and land registry fees. There are no other costs.

House Layout

Two rooms downstairs (Lounge and combined Dining room/kitchen with rear yard and two bedrooms upstairs plus 3 piece bathroom. All properties are fully fitted with kitchens, bathrooms, carpets etc. but do not include loose furniture. It is standard to rent out unfurnished as this has less liabilities for the owner.

2-Bed House



Floor-plan & room layouts/fittings may vary a little in each house

Full Property Management with Repairs

Unlike other companies, our Full Property Management includes costs of minor repairs and minor plumbing issues which are thus not charged to the Buyer.

Cost Free Repairs

Properties are renovated to a standard to ensure that no significant repairs will be likely in the next 5 years. We guarantee the costs of any repairs in the first 2 years in the contract (we do not expect any, but this gives our customers peace of mind).

Category 1 Ownership

All houses are category 1 ownership. This means freehold or 999 years (almost 1,000 years leasehold). There is no difference in value between these two. This is the best form of ownership in the UK. (We do not sell category 2 properties that are 99 years or 125 years leasehold).