



AVON HOUSE

WELLINGBOROUGH

NN8 1GD

A LEASEHOLD TWO BEDROOM APARTMENT



SUMMARY

TENURE: LEASEHOLD WITH A NEW 150 YEAR LEASE

SERVICE CHARGE: C £901 PER ANNUM

GROUND RENT: £0 PER ANNUM

TYPE : 2 BEDROOM APARTMENT ON THE THIRD FLOOR

PRICE : £149,500

ANNUAL RENTAL INCOME OF £10,740

CAR PARKING AVAILABLE VIA SEPARATE NEGOTIATION (£5000 PER SPACE)

A GROSS YIELD ON ACQUISITION OF : 7.18 %

EPC C (71)



C 0.33 MILES FROM WELLINGBOROUGH SCHOOL - NURSERY , PRIMARY, SECONDARY & COLLEGE

C 0.35 MILES FROM ALL SAINTS CEVA - NURSERY & PRIMARY SCHOOL

C 0.76 MILES FROM WELLINGBOROUGH TRAIN STATION

C 32 MILES FROM LONDON LUTON AIRPORT



INVESTMENT PERFORMANCE

6.52 %

NET RETURN ON CASH

7.18 %

YIELD ON ERV

£48.7k

CASH INVESTMENT FROM



FINANCIAL INVESTMENT EXAMPLE

ASSUMPTIONS ; PRICE OF £149,500 , RENTAL OF £895 PER MONTH, STAMP DUTY £4485 , LEGAL COSTS OF £1200, BTL MORTGAGE FOR A TERM OF 35 YEARS AT AN INTEREST RATE OF 4.89% INTEREST ONLY (75% LTV)

PURCHASE

TOTAL PURCHASE PRICE OF £155,185 : MORTGAGE £112,125
CASH INVESTMENT £48,745

MORTGAGE

INTEREST ONLY PAYMENT OF £448 PER MONTH, OR £5371 PER ANNUM

RENT

GROSS RENT OF £895 PER MONTH, OR £10,740 PER ANNUM.
NET RENT OF £8551 NET RENT AFTER FINANCE/MORTGAGE PAYMENTS OF £5371(ABOVE) IS £3180

RETURN

NET RETURN AS YIELD ON CASH INVESTMENT: 3180 / 48745

6.52%

THE EQUIVALENT OF A 6.52 % NET RETURN PER YEAR ON CASH INVESTED

2024 TO 2027 PROJECTIONS & PERFORMANCE

WE ASSUME CAPITAL GROWTH OF 18.5 % FROM 2024-2027 & A COMPOUNDED RENTAL INCREASE OF 18.3% OVER THE SAME PERIOD (SAVILLS)

TOTAL RENTAL NET RETURN

£17,894

TOTAL CAPITAL GROWTH

£34,793

GRAND TOTAL RETURN

(TOTAL RENTAL NET + TOTAL CAPITAL GROWTH)

£52,687

% RETURN ON INITIAL CASH INVESTMENT

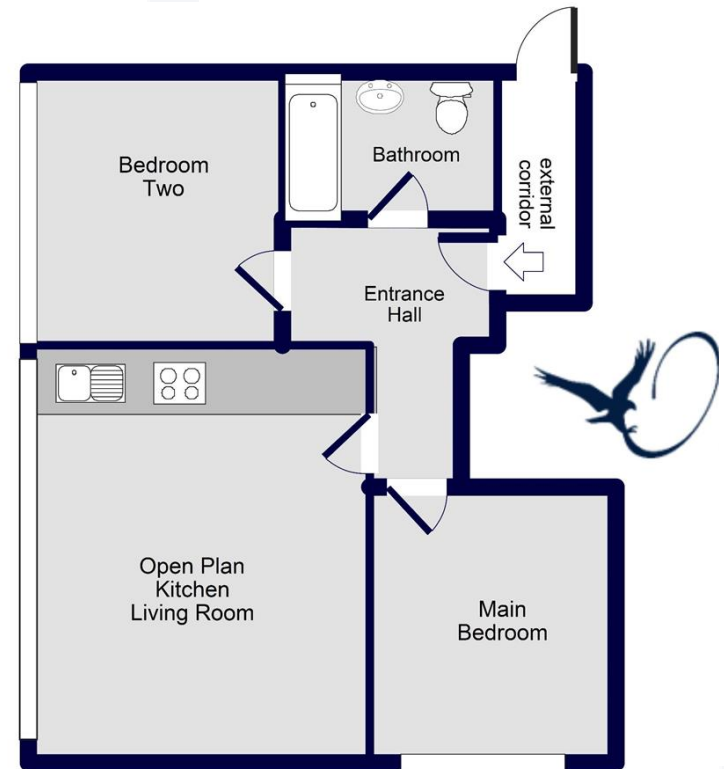
108 %

AVERAGE RETURN PER YEAR

27 %

INVESTMENT NOTICE

OSPREY PROPERTY INVESTMENTS, RPG, OSPREY SALES & LETTINGS, OR ANY AFFILIATED COMPANY MAKES NO WARRANTIES OF ANY KIND ON ITS ADVICE ON AN INVESTMENT PURCHASE OR DISPOSAL, EXPRESS OR IMPLIED ABOUT THE COMPLETENESS, ACCURACY, RELIABILITY, SUITABILITY OF THE INVESTMENT OR THE INFORMATION, PRODUCTS, SERVICES, OR RELATED GRAPHICS CONTAINED IN THIS BROCHURE FOR ANY PURPOSE. ANY RELIANCE YOU PLACE ON SUCH MATERIAL IS THEREFORE STRICTLY AT YOUR OWN RISK. THE VALUE OF INVESTMENTS CAN FALL AS WELL AS RISE & PAST PERFORMANCE IS NOT A GUIDE TO FUTURE PERFORMANCE.





CONTACT

TO ARRANGE A MEETING OR DISCUSS YOUR INVESTMENT REQUIREMENTS ;

INFO@OSPREYPROPERTYINVESTMENTS.CO.UK

OSPREYPROPERTYINVESTMENTS.CO.UK

OSPREY PROPERTY INVESTMENTS, 4 BURLEY ROAD, OAKHAM, RUTLAND. LE15 6DH

LANDLINE : +44 (0) 1780 769 277

MOBILE : +44 (0) 7788 237 357 & 07940 095 920

OSPREY PROPERTY INVESTMENTS, THE OLD SESSIONS HOUSE, 23 CLERKENWELL GREEN, LONDON. EC1R 0NA

LANDLINE : +44 (0) 207 193 4823

OSPREY PROPERTY INVESTMENTS, 6 CROWN COURT, MARKET PLACE, OUNDLE. PE8 4BQ

LANDLINE : +44 (0) 1780 769 277

MOBILE : +44 (0) 7788 237 357 & 07940 095 920