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LET PROPERTY PACK

INVESTMENT INFORMATION

Hartcroft Road Nottingham, NG5 5JN

203574161

(www.letproperty.co.uk

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Property Description

Our latest listing is in Hartcroft Road Nottingham, NG5 5JN

Get instant cash flow of £850 per calendar month with a 5.1% Gross Yield for investors.

This property has a potential to rent for £1,200 which would provide the investor a Gross Yield of 7.2% if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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

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Hartcroft Road Nottingham, NG5 5JN

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3 bedrooms 1 bathroom Garden Space Good Condition

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Factor Fees: £0.00 Ground Rent: TBC Lease Length: TBC Current Rent: £850 Market Rent: £1,200

Property Key Features







Kitchen







Bedrooms









Bathroom













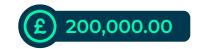






Figures based on assumed purchase price of £200,000.00 and borrowing of £150,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

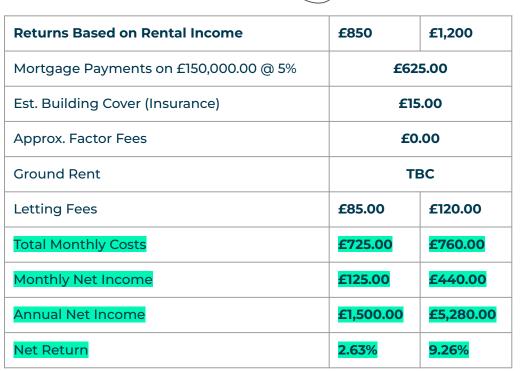


25% Deposit	£50,000.00
SDLT Charge	£6,000
Legal Fees	£1,000.00
Total Investment	£57,000.00

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. The monthly rent of this property is currently set at £850 per calendar month but the potential market rent is \bigcirc







Return Stress Test Analysis Report





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

5.05%

Annual Net Income **£2,880.00** Adjusted To

Net Return

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

Annual Net Income **£2,280.00** Adjusted To

Net Return

4.00%

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 £180,200.

	3 bedroom semi-detached house for sale Hartcroft Road, Bestwood, Nottinghamshire, NG5 5JN NO LONGER ADVERTISED SOLD STC	+ Add to report
	Semi Detached Three Bedrooms Open Plan Lounge Dir Three Piece Ba	ner Kitchen & Utility Room
£170,000	SOLD PRICE HISTORY	
E Floorplan	25 Jun 2021	£180,200
	23 Jan 2015	£120,000
	21 Aug 2007	£60,000
	3 bedroom terraced house for sale Hartcroft Road, Nottingham	+ Add to report
	NO LONGER ADVERTISED SOLD STC	
ngart	Terraced House Driveway THREE Double Bedroom Lo Rear Garden Mod	ounge/Dining Room Private
£160,000	SOLD PRICE HISTORY	
[-] Floorplan	29 Sep 2021	£165,000

Marketed from 9 Jun 2021 to 1 Oct 2021 (113 days) by haart, Hucknall

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,900 based on the analysis carried out by our letting team at **Let Property Management**.



£1,900 pcm

3 bedroom house

Ref P4337 - Short Let Nottingham

NO LONGER ADVERTISED

House | Furnished Property | Allocated Parking Available | Terrace | Sorry, No Pets Allowed | Sor...

Marketed from 15 Sep 2022 to 21 Sep 2022 (5 days) by Landlord Direct, West Bridgford



£1,850 pcm

3 bedroom semi-detached house

Tattershall Drive, The Park

NO LONGER ADVERTISED LET AGREED

Semi Detached House | 3 Double Bedrooms | Family Bathroom | Spacious Living Room | Double Garage ...

SOLD PRICE HISTORY

+ Add to report

+ Add to report

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: Yes





Standard Tenancy Agreement In Place: **Yes**





Fully compliant tenancy: Yes

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.



Current term of tenancy: 5 years+

Payment history: On time for length of tenancy





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Interested in this property investment?

Make an offer or **book a viewing**

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.

