

LET PROPERTY PACK

INVESTMENT INFORMATION

Severn View, Larch Way
Stourport-on-Severn, DY13
9FE

203493797

 www.letproperty.co.uk





Property Description

Our latest listing is in Severn View, Larch Way Stourport-on-Severn, DY13 9FE

Get instant cash flow of **£650** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£1,100** which would provide the investor a Gross Yield of **10.2%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Severn View, Larch Way
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DY13 9FE

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Property Key Features

2 bedroom

2 bathroom

Three Piece Bathroom

Easy access to local amenities

Factor Fees: £112.50

Ground Rent: 386.32 per year

Lease Length: TBC

Current Rent: £650

Market Rent: £1,100

Lounge



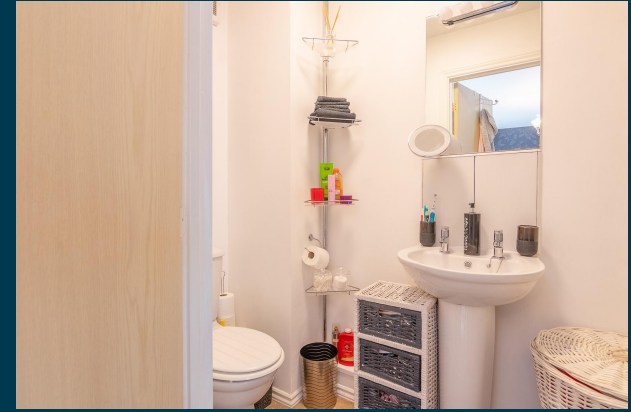
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £130,000 and borrowing of £97,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 130,000.00

25% Deposit	£32,500.00
SDLT Charge	£3,900
Legal Fees	£1,000.00
Total Investment	£37,400.00

Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 1,100

Returns Based on Rental Income	£650	£1,100
Mortgage Payments on £97,500.00 @ 5%	£406.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£112.50	
Ground Rent	386.32 per year	
Letting Fees	£65.00	£110.00
Total Monthly Costs	£598.75	£643.75
Monthly Net Income	£51.25	£456.25
Annual Net Income	£615.00	£5,475.00
Net Return	1.64%	14.64%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£3,275.00**
Adjusted To

Net Return **8.76%**

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

Annual Net Income **£3,525.00**
Adjusted To

Net Return **9.43%**

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 £184,950.



£184,950

2 bedroom apartment for sale

Severn View, Larch Way, Stourport-On-Severn

+ Add to report

NO LONGER ADVERTISED

This modern waterside Penthouse apartment is situated in the enviable position overlooking the ba...

Marketed from 24 Aug 2021 to 25 Apr 2023 (608 days) by Severn Estates, Stourport-On-Severn



£165,000

2 bedroom apartment for sale

Severn View, Larch Way, Stourport-On-Severn

+ Add to report

NO LONGER ADVERTISED SOLD STC

This modern waterside apartment is presented to a high standard and situated in the enviable posi...

Marketed from 11 Jun 2021 to 25 Nov 2021 (166 days) by Severn Estates, Stourport-On-Severn

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

2 bedroom flat

York Street, Stourport-On-Severn

+ Add to report

NO LONGER ADVERTISED

LET AGREED

Located in the centre of Historic Stourport we are pleased to offer this luxury penthouse apartme...

Marketed from 17 Mar 2023 to 22 May 2023 (65 days) by Farefield, Worcestershire



£800 pcm

2 bedroom apartment

Mart Lane, Stourport-On-Severn

+ Add to report

NO LONGER ADVERTISED

LET AGREED






Spacious Two Bed Apartment | Large Living Room | Two Allocated Parking Spaces | Large Kitchen | ...

Marketed from 20 Mar 2023 to 20 Mar 2023 by G Herbert Banks, Great Witley

Current Tenant Profile



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
-  Current term of tenancy: **5 years+**
-  Payment history: **On time for length of tenancy**

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.



www.letproperty.co.uk

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Stourport-on-Severn, DY13 9FE

PROPERTY ID: 12345678

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.



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