

LET PROPERTY PACK

INVESTMENT INFORMATION

The Severn Daventry, NN11 4QT

205916796











Property Description

Our latest listing is in The Severn Daventry, NN11 4QT

Get instant cash flow of £900 per calendar month with a 5.4% 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.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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







The Severn Daventry, NN11 4QT



Property Key Features

3 bedroom

1 bathroom

Modern Kitchen

Spacious Lounge

Factor Fees: £0.00

Ground Rent: TBC

Lease Length: TBC

Current Rent: £900

Market Rent: £1,200

205916796

Lounge







Kitchen







Bedrooms









Bathroom





Exterior







Initial Outlay





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 £900 per calendar month but the potential market rent is

Returns Based on Rental Income	£900	£1,200
Mortgage Payments on £150,000.00 @ 5%	£625.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	ТВС	
Letting Fees	£90.00	£120.00
Total Monthly Costs	£730.00	£760.00
Monthly Net Income	£170.00	£440.00
Annual Net Income	£2,040.00	£5,280.00
Net Return	3.58%	9.26%

Return Stress Test Analysis Report





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

Annual Net Income

£2,880.00

Adjusted To

Net Return

5.05%

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

Annual Net Income

£2,280.00

Adjusted To

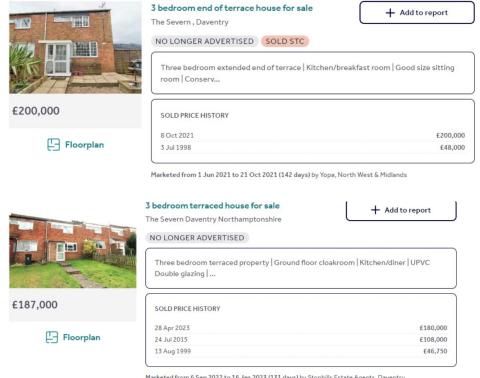
Net Return

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 £200,000.



Marketed from 6 Sep 2022 to 16 Jan 2023 (131 days) by Stonhills Estate Agents, Daventry

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at Let Property

Management.



£1,400 pcm

3 bedroom end of terrace house

Badby Road, Daventry, Northamptonshire, NN11

NO LONGER ADVERTISED LET AGREED

Close to Daventry Town Centre | Completly refurbihed throughout | Spacious rooms | Separate util...

SOLD PRICE HISTORY

11 May 2021

£180,250

+ Add to report

+ Add to report

Marketed from 30 Aug 2023 to 5 Oct 2023 (35 days) by Ruth Curzon Residential Letting Agency, Northamptonshire



£1,250 pcm

3 bedroom semi-detached house

Balliol Road, Daventry, Northamptonshire, NN11

NO LONGER ADVERTISED LET AGREED

white goods are included | private rear garden | Spacious rooms | Pet friendly | Lowmaintenanc...

SOLD PRICE HISTORY

26 Jul 2023 £220,000 12 Feb 2004 £135,000

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



Current term of tenancy: 5 years+



Standard Tenancy Agreement In Place: **Yes**



Payment history: On time for length of tenancy



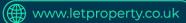
Fully compliant tenancy: Yes

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.







Interested in this property investment?

Make an offer or book a viewing

Call us on **0141 478 0985**

The Severn Daventry, NN11 4QT



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.