

LET PROPERTY PACK

INVESTMENT INFORMATION

The Severn DAVENTRY
NN11

205938496

 www.letproperty.co.uk





Property Description

Our latest listing is in The Severn DAVENTRY NN11

Get instant cash flow of **£600** per calendar month with a **5.0%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **8.3%** 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...



The Severn DAVENTRY
NN11

205938496



Property Key Features

1 bedroom

1 bathroom

Open Plan Lounge

Good Condition

Factor Fees: £0

Ground Rent: TBC

Lease Length: TBC

Current Rent: £600

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £145,000.00 and borrowing of £108,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 145,000.00

25% Deposit	£36,250.00
SDLT Charge	£4,350
Legal Fees	£1,000.00
Total Investment	£41,600.00

Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 1,000

Returns Based on Rental Income	£600	£1,000
Mortgage Payments on £108,750.00 @ 5%	£453.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	TBC	
Letting Fees	£60.00	£100.00
Total Monthly Costs	£528.13	£568.13
Monthly Net Income	£71.88	£431.88
Annual Net Income	£862.50	£5,182.50
Net Return	2.07%	12.46%

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 **£3,182.50**
Adjusted To

Net Return **7.65%**

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

Annual Net Income **£3,007.50**
Adjusted To

Net Return **7.23%**

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 £150,000.



£159,950



3 bedroom terraced house for sale

The Severn, DAVENTRY

+ Add to report

NO LONGER ADVERTISED SOLD STC

Three bedroom terraced | Lounge | Kitchen/Diner | Sun Room | Southerly facing Garden
| EPC - D

SOLD PRICE HISTORY

9 Jul 2021	£150,000
18 Jan 2002	£59,995

Marketed from 26 Mar 2021 to 13 Oct 2021 (200 days) by Laurence Tremayne Estate Agents, Daventry



£150,000



3 bedroom terraced house for sale

The Severn, Daventry

+ Add to report

NO LONGER ADVERTISED SOLD STC

Three Bedroom Family Home | Mid Terrace House | No Upward Chain | Three Double
Bedrooms | Open Pl...

SOLD PRICE HISTORY

18 Apr 2019	£142,000
-------------	----------

Marketed from 24 Jan 2019 to 18 Apr 2019 (83 days) by Chelton Brown, Daventry

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our letting team at **Let Property Management**.



£1,500 pcm

1 bedroom flat

Great Holme Court, Northampton, NN3

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Bills Included | Property Reference Number: 1559851

Marketed from 24 Nov 2022 to 27 Nov 2022 (3 days) by OpenRent, London



£1,468 pcm

1 bedroom flat

Balmoral Place, Northampton, NN2

+ Add to report

NO LONGER ADVERTISED






No Agent Fees | Property Reference Number: 1860704

Marketed from 10 Oct 2023 to 9 Nov 2023 (29 days) by OpenRent, London

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

The Severn DAVENTRY NN11

205938496

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.



LETPROPERTY