

000

¥

LET PROPERTY PACK

INVESTMENT INFORMATION

Baneberry Lodge, 21 Huntingdon Dr, Romford RM3

204598868

🌐 www.letproperty.co.uk 🤇



Property Description

Our latest listing is in Baneberry Lodge, 21 Huntingdon Dr, Romford, RM3

Get instant cash flow of £1,550 per calendar month with a 4.1% Gross Yield for investors.

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...







Baneberry Lodge, 21 Huntingdon Dr, Romford RM3

204598868

2 Bedroom Factor F 2 Bathroom Ground

Property Key Features

Lounge and Kitchen Well Maintained Property Factor Fees: £3150/year Ground Rent: Freehold Lease Length: Freehold Current Rent: £1,550







Kitchen





Bedrooms





Bathroom





Exterior





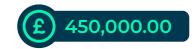
Initial Outlay



Figures based on assumed purchase price of £450,000.00 and borrowing of £337,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.



ASSUMED PURCHASE PRICE



25% Deposit	£112,500.00
SDLT Charge	£23,500
Legal Fees	£1,000.00
Total Investment	£137,000.00

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.

Returns Based on Rental Income	£1,550
Mortgage Payments on £337,500.00 @ 5%	£1,406.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£262.50
Ground Rent	Freehold
Letting Fees	£155.00
Total Monthly Costs	£1,838.75
Monthly Net Income	-£288.75
Annual Net Income	-£3,465.00
Net Return	<mark>-2.53%</mark>



Return Stress Test Analysis Report





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

Annual Net Income -£6,565.00 Adjusted To

Net Return -4.79%

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

Annual Net Income -£10,215.00 Adjusted To

Net Return

-7.46%

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 £450,000.

	2 bedroom terraced house for sale Harwood Avenue, Ardleigh Green, Hornchurch, RM11 CURRENTLY ADVERTISED	+ Add to report
	Having been improved and maintained to a high standar bedroom family home	rd is this delightful two
450,000	SOLD PRICE HISTORY	
E Floorplan	24 Jan 2014 31 Jul 1998	£230,000 £78,000
	Marketed from 9 May 2024 by Davis Estates, Hornchurch	
	3 bedroom semi-detached house for sale Church Road, Harold Wood CURRENTLY ADVERTISED	+ Add to report
The second secon	Guide Price £450,000 - £475,000 • Semi Detached • The Reception Rooms • Dri	ree Double Bedrooms •Two
450,000	SOLD PRICE HISTORY	



SOLD PRICE HISTORY	
18 Dec 2013	£215,000
3 Jun 2003	£195,000

Marketed from 4 Apr 2024 by Noble Residential, Hornchurch



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,550 based on the analysis carried out by our letting team at Let Property Management.

	2 bedroom semi-detached house Copperfields Way, Harold Wood, RM3	+ Add to report
	NO LONGER ADVERTISED	
	0.7 MILES FROM HAROLD WOOD STATION AVAILABLE DOUBLE BEDROOMS GARAGE A	NOW UNFURNISHED TWO
m	SOLD PRICE HISTORY	
	31 Mar 2016	£290,000
	Marketed from 18 Jul 2023 to 29 Aug 2023 (42 days) by Keystones Pro	perty, Collier Row



£1,550 pcm

£1,550 pc

£150,000
£79,995

+ 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: 3 years+

Payment history: On time for length of tenancy



Interested in this property investment?

Call us on 0141 478 0985

Baneberry Lodge, 21 Huntingdon Dr, Romford RM3

www.letproperty.co.uk

204598868

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.

