

¥

## **LET PROPERTY PACK**

#### **INVESTMENT INFORMATION**

Kingswell Avenue, Arnold, Nottingham, NG5

205000585

( www.letproperty.co.uk

### 





## **Property** Description

Our latest listing is in Kingswell Avenue, Arnold, Nottingham, NG5

Get instant cash flow of £750 per calendar month with a 6.7% Gross Yield for investors.

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **7.1%** 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...

#### **LETPR®PERTY**





#### Kingswell Avenue, Arnold, Nottingham, NG5

205000585

2 Bedrooms 1 Bathroom Modern Lounge Allocated Parking

 $\oslash$ 

**Property Key Features** 

Factor Fees: £0.00 Ground Rent: £75.00 Lease Length: 987 years Current Rent: £750 Market Rent: £800











## Kitchen





## Bedrooms





## Bathroom





## **Exterior**



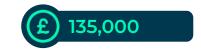






Figures based on assumed purchase price of £135,000.00 and borrowing of £101,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit	£33,750.00
SDLT Charge	4050
Legal Fees	£1,000.00
Total Investment	£38,800.00

## **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  $\pm$ 750 per calendar month but the potential market rent is



Returns Based on Rental Income	£750	£800
Mortgage Payments on £101,250.00 @ 5%	£421.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£75.00	
Letting Fees	£75.00	£80.00
Total Monthly Costs	£586.88	<b>£591.88</b>
Monthly Net Income	<mark>£163</mark>	<mark>£208</mark>
Annual Net Income	<mark>£1,958</mark>	<mark>£2,498</mark>
Net Return	<mark>5.05%</mark>	<mark>6.44%</mark>



### Return Stress Test Analysis Report





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

Annual Net Income **£898** Adjusted To

Net Return 2.31%

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

Annual Net Income **£1,373** Adjusted To

Net Return 3.54%

## 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 £140,000.



£140,000



Kingswell Avenue, Arnold, Nottingham

NO LONGER ADVERTISED

First Floor Apartment | Great Transport Links Nearby | Walking Distance To Arnold Town Centre | A...

Marketed from 24 Mar 2021 to 18 May 2021 (54 days) by Thomas Bradley Estate Agents, Nottingham



£125,000

#### 2 bedroom flat for sale

Kingswell Avenue, Arnold, Nottinghamshire, NG5 6SY

#### NO LONGER ADVERTISED SOLD STC

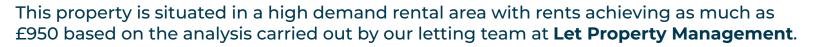
First Floor Flat | Two Double Bedrooms | Spacious Living Room | Modern Kitchen | Bathroom & En-Su...

SOLD PRICE HISTORY

+ Add to report

+ Add to report

## **Rent Comparables Report**





£950 pcm

#### 2 bedroom apartment

Kingswell Avenue, Nottingham, Nottinghamshire, NG5

NO LONGER ADVERTISED LET AGREED

Immaculate fully-furnished first floor apartment with two double bedrooms. Large reception room w...

Marketed from 1 Jun 2023 to 8 Aug 2023 (68 days) by Execulets, Nottingham



#### **2 bedroom apartment** Kingswell Avenue, Arnold, NOTTINGHAM NG5

NO LONGER ADVERTISED LET A

LET AGREED

+ Add to report

Tenancy duration a minimum of 6 Months | Neutral & contemporary decor throughout | Spacious open ...

Marketed from 13 Sep 2022 to 17 Oct 2022 (33 days) by Woo Properties Ltd, Nottingham



#### £750 pcm

+ 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: 4 years+

Payment history: On time for length of tenancy





www.letproperty.co.uk

#### Kingswell Avenue, Arnold, Nottingham, NG5

205000585

# Interested in this property investment?

## 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.

