

LET PROPERTY PACK

INVESTMENT INFORMATION

Woodland Road, Maple
Cross, Rickmansworth,
WD3

203957881

 www.letproperty.co.uk





Property Description

Our latest listing is in Woodland Road, Maple Cross, Rickmansworth, WD3

Get instant cash flow of **£2,500** per calendar month with a **4.9%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



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Property Key Features

3 Bedrooms

2 Bathrooms

Garage and Driveway

Rear Garden Space

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £2,500

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £615,000.00 and borrowing of £461,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 615,000

25% Deposit	£153,750.00
SDLT Charge	36700
Legal Fees	£1,000.00
Total Investment	£191,450.00

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	£2,500
Mortgage Payments on £461,250.00 @ 5%	£1,921.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£250.00
Total Monthly Costs	£2,186.88
Monthly Net Income	£313
Annual Net Income	£3,758
Net Return	1.96%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£1,243**

Net Return **-0.65%**

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

Annual Net Income Adjusted To **-£5,468**

Net Return **-2.86%**

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 £650,000.



£650,000

3 bedroom semi-detached house for sale

Woodland Road, Maple Cross, Rickmansworth

+ Add to report

NO LONGER ADVERTISED

SEMI-DETACHED HOUSE | SIZEABLE RECEPTION ROOM | MODERN FITTED KITCHEN AND DINER | THREE WELL-PRO...

SOLD PRICE HISTORY



£525,000

3 bedroom semi-detached house for sale

Woodland Road, Maple Cross, Rickmansworth, WD3

+ Add to report

NO LONGER ADVERTISED

Beautifully presented | Three bedrooms | Living room | Kitchen/dining/family room | Office and...

SOLD PRICE HISTORY

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,500 based on the analysis carried out by our letting team at **Let Property Management**.



£2,500 pcm

3 bedroom semi-detached house

Woodland Road, Rickmansworth, WD3

+ Add to report

NO LONGER ADVERTISED LET AGREED

SPACIOUS FITTED KITCHEN/DINING ROOM | FRONT ASPECT LIVING ROOM | MODERN BATHROOM/WC | LARGE REAR ...

SOLD PRICE HISTORY



£1,750 pcm

3 bedroom semi-detached house

Woodland Road, Maple Cross, Hertfordshire, WD3 9SU

+ Add to report

NO LONGER ADVERTISED LET AGREED






Three bedroom semi-detached home | Newly refurbished | Two double bedrooms | One single bedroom |...

Marketed from 2 Sep 2021 to 27 Oct 2021 (55 days) by Gibbs Gillespie, Rickmansworth Lettings

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: **2 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.



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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.



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