

LET PROPERTY PACK

INVESTMENT INFORMATION

Canterbury Road,
Sittingbourne, Kent, ME10

208513938

 www.letproperty.co.uk





Property Description

Our latest listing is in Canterbury Road, Sittingbourne, Kent, ME10

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **8.5%** 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...



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Property Key Features

1 Bedroom

1 Bathroom

Lounge and Kitchen

Parking Space Available

**Factor Fees and Ground Rent:
£250.00 PM**

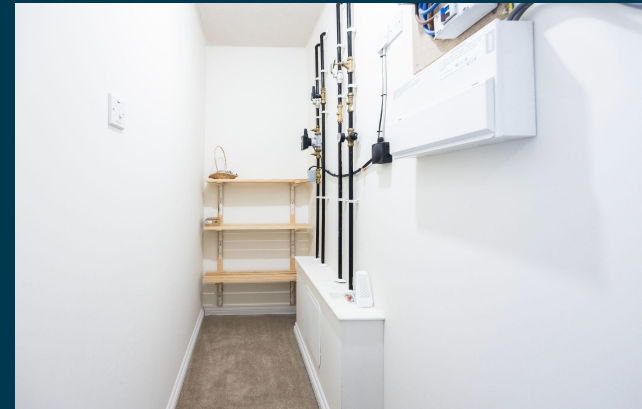
Lease Length: 992 years

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £163,000.00 and borrowing of £122,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 163,000.00

| | |
|------------------|------------|
| 25% Deposit | £40,750.00 |
| SDLT Charge | £8,910 |
| Legal Fees | £1,000.00 |
| Total Investment | £50,660.00 |

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 | £1,150 |
| Mortgage Payments on £122,250.00 @ 5% | £509.38 |
| Est. Building Cover (Insurance) | £15.00 |
| Approx. Factor Fees and Ground Rent | £250.00 |
| Letting Fees | £115.00 |
| Total Monthly Costs | £889.38 |
| Monthly Net Income | £260.63 |
| Annual Net Income | £3,127.50 |
| Net Return | 6.17% |

Return **Stress Test** Analysis Report



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

Annual Net Income **£827.50**
Adjusted To

Net Return **1.63%**

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

Annual Net Income **£682.50**
Adjusted To

Net Return **1.35%**

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 £259,950.



£259,950



Floorplan

1 bedroom flat for sale

Canterbury Road, Sittingbourne, ME10

+ Add to report

NO LONGER ADVERTISED

85% Reserved | Exclusively For Over 60s | Car Parking | On Site Lodge Manager |
Kitchen With I...

Marketed from 18 May 2021 to 2 Dec 2021 (198 days) by Your Move, Sittingbourne



£250,000

1 bedroom retirement property for sale

Beatrice Lodge, Sittingbourne

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

One bedroom second floor retirement apartment | Own Balcony | Good decorative
order throughout | ...

Marketed from 2 Mar 2023 to 11 Oct 2023 (223 days) by Churchill Sales & Lettings, Ringwood

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,800 based on the analysis carried out by our letting team at **Let Property Management**.



£1,800 pcm

4 bedroom detached house

Gaze Hill Avenue, Sittingbourne

NO LONGER ADVERTISED

Marketed from 9 Feb 2024 to 5 Mar 2024 (24 days) by Lamborn and Hill Ltd, Sittingbourne

...

[+ Add to report](#)



£1,495 pcm

3 bedroom end of terrace house

Shortlands Road, Sittingbourne, ME10

NO LONGER ADVERTISED

Marketed from 12 Apr 2025 to 16 Apr 2025 (3 days) by OpenRent, London

...

[+ Add to report](#)

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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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

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ME10

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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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