

LET PROPERTY PACK

INVESTMENT INFORMATION

St James, Wantage OX12

208591599

 www.letproperty.co.uk





Property Description

Our latest listing is in St James, Wantage OX12

Get instant cash flow of **£932** per calendar month with a **7.2%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **8.9%** 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...



St James, Wantage OX12

208591599



Property Key Features

1 Bedroom

1 Bathroom

Spacious Room

Parking Spaces Available

Factor Fees: £250

Ground Rent: £10

Lease Length: 85 years

Current Rent: £932

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £155,000.00 and borrowing of £116,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 155,000.00

25% Deposit	£38,750.00
SDLT Charge	£4,650
Legal Fees	£1,000.00
Total Investment	£44,400.00

Projected Investment Return

The monthly rent of this property is currently set at £932 per calendar month but the potential market rent is

£ 1,150



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	£932	£1,150
Mortgage Payments on £116,250.00 @ 5%	£484.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£20.83	
Ground Rent	£0.83	
Letting Fees	£93.20	£115.00
Total Monthly Costs	£614.24	£636.04
Monthly Net Income	£317.77	£513.97
Annual Net Income	£3,813.18	£6,167.58
Net Return	8.59%	13.89%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,867.58**
Adjusted To

Net Return **8.71%**

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

Annual Net Income **£3,852.54**
Adjusted To

Net Return **8.68%**

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 £165,000.



£165,000

 Floorplan

1 bedroom flat for sale

Smiths Wharf, Wantage, OX12

+ Add to report

NO LONGER ADVERTISED SOLD STC

Top Floor Apartment | Walk to Town Centre | Close to Rural Walks | Opposite Kings Park Shopping M...

Marketed from 10 May 2022 to 18 Nov 2022 (192 days) by Strike, Nationwide



£155,000

1 bedroom retirement property for sale

Mansell Vale, Grove Road, Wantage, OX12

+ Add to report

NO LONGER ADVERTISED

Luxury Living for over 55's. Available on a shared ownership basis** Mansell Vale is a collection...

Marketed from 25 May 2021 to 28 Oct 2021 (156 days) by Taylors Estate Agents, Swindon

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

 Floorplan

1 bedroom flat

Chapel Close, Wantage

+ Add to report

NO LONGER ADVERTISED

LET AGREED

One bedroom apartment with garage and private entrance | Off road allocated parking
| Redecorated...

Marketed from 12 Jul 2024 to 23 Jul 2024 (10 days) by Paul Pieri, Wantage



£1,250 pcm

1 bedroom apartment

MANSELL VALE

+ Add to report

NO LONGER ADVERTISED

1, 2 and 3 BEDROOMS AVAILABLE | ACCESS TO OXFORD AND SWINDON |
UNFURNISHED | LUXURY DEVELOPMENT ...

Marketed from 7 Oct 2021 to 15 Oct 2021 (8 days) by Taylors Lettings, Swindon

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**

 Current term of tenancy: **5 years**

 Standard Tenancy Agreement In Place: **Yes**

 Payment history: **On time for length of tenancy**

 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.



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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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