

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

St James, Wantage OX12

208591599











## **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



## **Property Key Features**

1 Bedroom

1 Bathroom

**Spacious Room** 

**Parking Spaces Available** 

Factor Fees: £250

Ground Rent: £10

Lease Length: 85 years

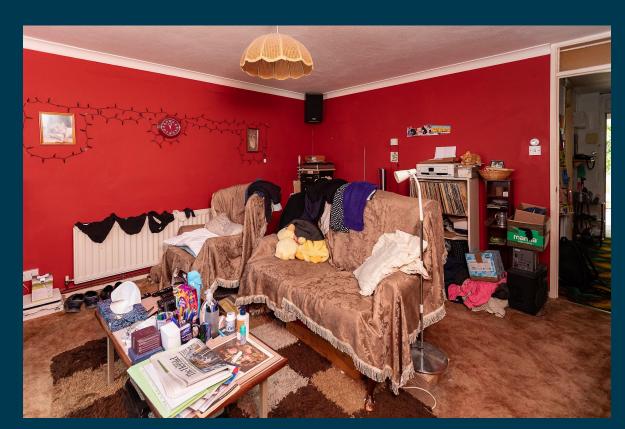
**Current Rent: £932** 

Market Rent: £1,150

208591599

# Lounge









# Kitchen









# Bedrooms









# **Bathroom**





# **Exterior**









## **Initial Outlay**





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**



25% Deposit **£38,750.00** 

SDLT Charge £4,650

Legal Fees £1,000.00

Total Investment £44,400.00

## **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 £932 per calendar month but the potential market rent is



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.



1 bedroom flat for sale

Smiths Wharf, Wantage, OX12

NO LONGER ADVERTISED

SOLD STC

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

£165,000

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





1 bedroom retirement property for sale

Mansell Vale, Grove Road, Wantage, OX12

NO LONGER ADVERTISED

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

£155,000

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

+ Add to report

+ Add to report

## **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

#### 1 bedroom flat

Chapel Close, Wantage

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



Floorplan



£1,250 pcm

#### 1 bedroom apartment

MANSELL VALE

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

+ Add to report

+ 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: 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.





# Interested in this property investment?

Call us on **0141 478 0985** 



St James, Wantage OX12



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.