

LET PROPERTY PACK

INVESTMENT INFORMATION

Marketfield Way Redhill,
RH1 1UG

208819669

 www.letproperty.co.uk





Property Description

Our latest listing is in Marketfield Way Redhill, RH1 1UG

Get instant cash flow of **£1,350** per calendar month with a **4.7%** Gross Yield for investors.

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...



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Property Key Features

1 bedroom

1 bathroom

Great Condition

Close proximity to valuable amenities

Factor Fees: £100.00

Ground Rent: TBC

Lease Length: 200

Current Rent: £1,350

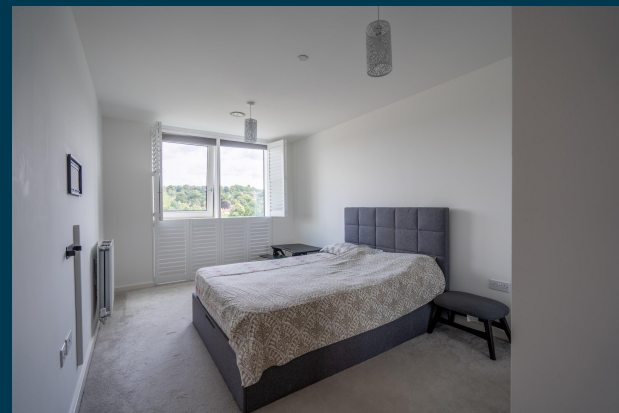
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £397,000.00 and borrowing of £297,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 345,000.00

25% Deposit	£86,250.00
SDLT Charge	£15,100
Legal Fees	£1,000.00
Total Investment	£102,350.00

Projected Investment Return



The monthly rent of this property is currently set at £1,350.



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	£1,350
Mortgage Payments on £297,750.00 @ 5%	£1,078.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£100.00
Ground Rent	TBC
Letting Fees	£135.00
Total Monthly Costs	£1,228.13
Monthly Net Income	£121.88
Annual Net Income	£1,462.50
Net Return	1.43%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£1,237.50**
Adjusted To

Net Return **-1.21%**

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

Annual Net Income **-£3,712.50**
Adjusted To

Net Return **-3.63%**

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 £450,000.



£450,000

2 bedroom apartment for sale

Marketfield Way, Redhill, Surrey

+ Add to report

CURRENTLY ADVERTISED

2 Bedroom 9th Floor Apartment | Close Proximity to High Street | 2 Bathrooms Including En-Suite |...

Marketed from 27 Apr 2024 by Cubitt & West, Redhill



£300,000

1 bedroom apartment for sale

Marketfield Way, Redhill

+ Add to report

NO LONGER ADVERTISED

Stunning one bedroom new build apartment | Excellent location for young professionals, investors ...

Marketed from 3 Mar 2023 to 21 Apr 2023 (49 days) by Ralph James Estate Agents, Redhill

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our letting team at **Let Property Management**.



£1,500 pcm

1 bedroom flat

The Picture House, Redhill, RH1

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Bills Included | Property Reference Number: 1911227

Marketed from 17 Jan 2024 to 19 Jan 2024 (1 days) by OpenRent, London



£1,450 pcm

1 bedroom apartment

Marketfield Way, Redhill

+ Add to report

NO LONGER ADVERTISED LET AGREED






Stunning one bedroom apartment | Excellent location for young professionals, investors and commut...

Marketed from 4 Sep 2023 to 30 Oct 2023 (55 days) by Ralph James Estate Agents, Redhill

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: **Moved in within the last 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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