

LET PROPERTY PACK

INVESTMENT INFORMATION

Old Lodge Close, Uttoxeter, ST14

205615221









Property Description

Our latest listing is in Old Lodge Close, Uttoxeter, ST14

Get instant cash flow of £950 per calendar month with a 4.4% Gross Yield for investors.

This property has a potential to rent for £1,175 which would provide the investor a Gross Yield of 5.5% if the rent was increased to market rate.

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...







Old Lodge Close, Uttoxeter, ST14



4 Bedrooms

4 Bathrooms

Front and Rear Garden Space

Driveway

Factor Fees: £30.00

Ground Rent: £0.00

Lease Length: £0.00

Current Rent: £950

Market Rent: £1,175

205615221

Lounge









Kitchen









Bedrooms









Bathroom







Exterior









Initial Outlay





Figures based on assumed purchase price of £258,000.00 and borrowing of £193,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£64,500.00**

SDLT Charge 8140

Legal Fees £1,000.00

Total Investment £73,640.00

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 £950 per calendar month but the potential market rent is



Returns Based on Rental Income	£950	£1,175
Mortgage Payments on £193,500.00 @ 5%	£806.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£30.00	
Ground Rent	£0.00	
Letting Fees	£95.00	£117.50
Total Monthly Costs	£946.25	£968.75
Monthly Net Income	£4	£206
Annual Net Income	£45	£2,475
Net Return	0.06%	3.36%

Return Stress Test Analysis Report





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

Annual Net Income

Adjusted To

Net Return

0.17%

£125

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

Annual Net Income -£1,395

Adjusted To

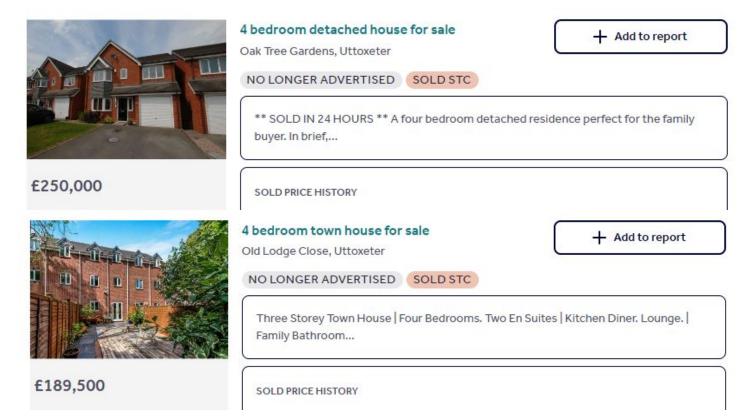
Net Return

-1.89%

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 £250,000.



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,175 based on the analysis carried out by our letting team at **Let Property Management**.



£1,175 pcm

4 bedroom house

3 Heathlands Drive, Uttoxeter

NO LONGER ADVERTISED LET AGREED

A 4 BEDROOM DETACHED HOUSE | STUDY / FAMILY ROOM / LOUNGE | KITCHEN DINER | FRIDGE FREEZER / DISH...

SOLD PRICE HISTORY



£850 pcm

4 bedroom town house

Old Lodge Close, Uttoxeter

NO LONGER ADVERTISED LET AGREED

!! NO APPLICATION FEES !! | 4 GOOD SIZED BEDROOMS | SEMI-DETACHED | FAMILY BATHROOM WITH SHOWER O...

SOLD PRICE HISTORY

+ 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: 2 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**

Old Lodge Close, Uttoxeter, ST14



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.