

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Fenwick Road Houghton  
Regis, Dunstable, LU5 5RP

208960872

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Fenwick Road Houghton Regis, Dunstable, LU5 5RP

Get instant cash flow of **£1,500** per calendar month with a **5.0%** Gross Yield for investors.

**With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.**

**Don't miss out on this fantastic investment opportunity...**



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## Property Key Features

**3 bedroom**

**1 bathroom**

**Garden Grounds**

**Easy access to local amenities**

**Factor Fees: TBC**

**Ground Rent: FREEHOLD**

**Lease Length: FREEHOLD**

**Current Rent: £1,500**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £357,000.00 and borrowing of £267,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 357,000.00

25% Deposit	£89,250.00
SDLT Charge	£16,060
Legal Fees	£1,000.00
Total Investment	£106,310.00

# Projected Investment Return



The monthly rent of this property is currently set at £1,500 per calendar month



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.



<b>Returns Based on Rental Income</b>	<b>£1,500</b>
Mortgage Payments on £267,750.00 @ 5%	<b>£1,115.63</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>TBC</b>
Ground Rent	<b>FREEHOLD</b>
Letting Fees	<b>£150.00</b>
<b>Total Monthly Costs</b>	<b>£1,280.63</b>
<b>Monthly Net Income</b>	<b>£219.38</b>
<b>Annual Net Income</b>	<b>£2,632.50</b>
<b>Net Return</b>	<b>2.48%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **-£367.50**  
Adjusted To

Net Return                      **-0.35%**

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

Annual Net Income      **-£2,722.50**  
Adjusted To

Net Return                      **-2.56%**

# 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 £300,000.



£300,000



## 3 bedroom end of terrace house for sale

Fenwick Road, Houghton Regis, Dunstable, Bedfordshire, LU5

+ Add to report

NO LONGER ADVERTISED SOLD STC

No Chain | Entrance Hall | Lounge | Dining Room | Kitchen | Three First Floor Bedrooms | Family B...

SOLD PRICE HISTORY	
19 Aug 2022	£310,000
31 Aug 2005	£120,000
3 Sep 1999	£59,995



£285,000



## 3 bedroom terraced house for sale

Fenwick Road, Dunstable

+ Add to report

NO LONGER ADVERTISED SOLD STC

Chain Free | Conservatory | Garage in Block | Close to M1 J11a | Short Walk to Schools | Close to...

SOLD PRICE HISTORY	
10 Jul 2015	£155,000
17 Feb 1995	£33,000

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,525 based on the analysis carried out by our letting team at **Let Property Management**.



£1,525 pcm

### 3 bedroom end of terrace house

Leaside, Houghton Regis, DUNSTABLE

NO LONGER ADVERTISED LET AGREED

+ Add to report

\*\*\*ZERO DEPOSIT\*\*\* | \*\*\*LARGE LIVING/DINING ROOM\*\*\* | \*\*\*SEPERATE ROOM DOWNSTAIRS\*\*\* | \*\*\*GOOD SI...

#### SOLD PRICE HISTORY

10 Aug 2007	£165,000
26 Jun 1998	£56,995



£1,500 pcm

### 3 bedroom terraced house

Fenwick Road, LU5

NO LONGER ADVERTISED LET AGREED

+ Add to report

Bedfordshire Accommodation Bureau is proud to present this massive 3 bedroom terraced house locat...

#### SOLD PRICE HISTORY

10 Jul 2015	£155,000
17 Feb 1995	£33,000

# 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.



**LETPROPERTY**