


# LET PROPERTY PACK

## INVESTMENT INFORMATION

Bodiam Hall, 9 Lower Ford  
Street, Coventry, CV1 5PA

210315664

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





## Property Description

Our latest listing is in Bodiam Hall, 9 Lower Ford Street, Coventry, CV1 5PA

Get instant cash flow of **£1,250** per calendar month with a **9.2%** Gross Yield for investors.

**With great potential returns and located within a prime rental location in Coventry it will make for a reliable long term investment for an investor.**

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



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Ford Street, Coventry, CV1  
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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Well-Maintained Property**

**Spacious Rooms**

**Factor Fees: £135 pm**

**Ground Rent: £21 pm**

**Lease Length: 135 years**

**Current Rent: £1,250**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior





# Initial Outlay



Figures based on assumed purchase price of £163,000.00 and borrowing of £122,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 163,000.00

25% Deposit	£40,750.00
SDLT Charge	£8,150
Legal Fees	£ 1,000.00
Total Investment	£49,900.00

# Projected Investment Return



The monthly rent of this property is currently set at £1,250 per calendar month but the potential market rent is

£ 1,250



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	£1,250	£1,250
Mortgage Payments on £122,250.00 @ 5%	£509.38	
Est. Building Cover (Insurance)	£ 15.00	
Approx. Factor Fees	£ 135.00	
Ground Rent	£ 21.00	
Letting Fees	£125.00	£0
Total Monthly Costs	£805.38	£680.38
Monthly Net Income	£444.63	-£680.38
Annual Net Income	£5,335.50	-£8,164.50
Net Return	10.53%	-16.12%

# Return Stress Test Analysis Report



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

Annual Net Income	<b>£3,087.50</b>
Adjusted To	
Net Return	<b>6.19%</b>

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


Annual Net Income	<b>£3,142.50</b>
Adjusted To	
Net Return	<b>6.30%</b>



# 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 £160,000.



**£160,000**


### 2 bedroom apartment for sale


Conisbrough Keep, Coventry

**NO LONGER ADVERTISED** **SOLD STC**


Marketed from 19 Aug 2022 to 11 Apr 2023 (234 days) by Loveitts, Coventry

Ground Floor Apartment | Walking Distance of City Centre | Two Double Bedrooms | En-Suite To Mast...

 Sold price history: [View](#)

 Floor plan: [View](#)

[+ Add to report](#)



**£160,000**

### 2 bedroom ground floor flat for sale

Hever Hall, Conisbrough Keep, Coventry, CV1 5PB

**NO LONGER ADVERTISED**

Marketed from 9 May 2022 to 14 Nov 2023 (553 days) by Benburys Sales and Lettings, Coventry

GROUND FLOOR FURNISHED APARTMENT | TWO BEDROOMS | EN SUITE | SECURE GATED COMPLEX | DOUBLE GLAZE...

[+ Add to report](#)

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

## 2 bedroom flat

Hillman House, Coventry, CV1

NO LONGER ADVERTISED LET AGREED

Marketed from 5 Oct 2023 to 1 Nov 2023 (27 days) by Bairstow Eves Lettings, Coventry

Available Now | Stunning Views | Furnished/unfurnished | Two Double Bedrooms | Larger than Averag...

+ Add to report



£1,300 pcm

## 2 bedroom flat

Priory Place, Coventry, CV1

NO LONGER ADVERTISED

Marketed from 28 Aug 2023 to 13 Sep 2023 (15 days) by OpenRent, London

No Agent Fees | Only Available to Students | Property Reference Number: 1755790

+ 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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order



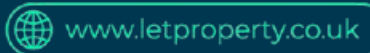
Current term of tenancy: **Moved in within the last 2 years**



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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Coventry, CV1 5PA

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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**