

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Trevelyan Crescent,  
Stratford-upon-Avon, CV37

210865686

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





## Property Description

Our latest listing is in Trevelyan Crescent, Stratford-upon-Avon, CV37

Get instant cash flow of **£850** per calendar month with a **5.0%** Gross Yield for investors.

This property has a potential to rent for **£952** which would provide the investor a Gross Yield of **5.7%** 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...



Trevelyan Crescent,  
Stratford-upon-Avon,  
CV37

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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Lounge**

**Modern Kitchen**

**Factor Fees: £65.00 per month**

**Ground Rent: £150.00 per annum**

**Lease Length: 116 yrs**

**Current Rent: £850**

**Market Rent: £952**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £202,000.00 and borrowing of £151,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 202,000.00

25% Deposit	£50,500.00
SDLT Charge	£6,060
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£57,560.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £850 per calendar month but the potential market rent is

£ 952

Returns Based on Rental Income	£850	£952
Mortgage Payments on £151,500.00 @ 5%	£631.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£65.00	
Ground Rent	£150.00	
Letting Fees	£85.00	£95.20
<b>Total Monthly Costs</b>	<b>£946.25</b>	<b>£956.45</b>
<b>Monthly Net Income</b>	<b>-£96.25</b>	<b>-£4.45</b>
<b>Annual Net Income</b>	<b>-£1,155.00</b>	<b>-£53.40</b>
<b>Net Return</b>	<b>-2.01%</b>	<b>-0.09%</b>

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.



# Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£1,957.40**

Net Return **-3.40%**

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

Annual Net Income Adjusted To **-£1,283.40**

Net Return **-2.23%**

# 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 £270,000.



£270,000

3 bedroom semi-detached house for sale

+ Add to report

Trevelyan Crescent, Stratford-Upon-Avon

NO LONGER ADVERTISED **SOLD STC**

Marketed from 8 Aug 2020 to 25 Dec 2020 (138 days) by Connells, Stratford-upon-Avon

Beautifully presented family home | Open plan living area | Three good size bedrooms | Driveway f...



£265,000

3 bedroom semi-detached house for sale

+ Add to report

Trevelyan Crescent, Stratford-upon-Avon

NO LONGER ADVERTISED **SOLD STC**

Marketed from 5 Jul 2021 to 25 Nov 2021 (143 days) by Peter Clarke & Co, Stratford-Upon-Avon

Extended | Three bedroom semi-detached | No onward chain | Refitted bathroom | Gardens to front a...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,350 based on the analysis carried out by our letting team at **Let Property Management**.



£1,350 pcm

## 2 bedroom terraced house

+ Add to report

Nonsuch Avenue, Bishopton, Stratford upon Avon

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Jun 2024 to 26 Jul 2024 (42 days) by Connells Lettings, Stratford-upon-Avon

NEW HOME | TWO BEDROOMS | APPLIANCES INCLUDED | SPACIOUS | GARDEN | DRIVEWAY | PETS CONSIDERED |...



£1,225 pcm

## 2 bedroom house

+ Add to report

Pearmain Close, Stratford-upon-Avon

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Jun 2023 to 7 Aug 2023 (55 days) by Edwards Estate Agents, Stratford-upon-Avon

# 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: **3 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.



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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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