

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Reffield Close, Towcester, NN12

210770018









#### **Property Description**

Our latest listing is in Reffield Close, Towcester, NN12

Get instant cash flow of £850 per calendar month with a 4.7% Gross Yield for investors.

This property has a potential to rent for £945 which would provide the investor a Gross Yield of 5.2% 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 be a rewarding addition to an investor portfolio.

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







Reffield Close, Towcester, NN12



1 bedroom

1 bathroom

**Spacious Room** 

**Well Maintained Property** 

Factor Fees: £183.33 per month

**Ground Rent: TBC** 

Lease Length: 80

**Current Rent: £850** 

Market Rent: £945

210770018

### Lounge









#### Kitchen





#### **Bedrooms**









## **Bathroom**





#### **Exterior**









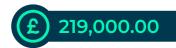
#### **Initial Outlay**





Figures based on assumed purchase price of £219,000.00 and borrowing of £164,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£54,750.00** 

SDLT Charge £6,570

Legal Fees £1,000.00

Total Investment £62,320.00

#### **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 £850 per calendar month but the potential market rent is

Returns Based on Rental Income	£850	£945
Mortgage Payments on £164,250.00 @ 5%	£684.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£183.33	
Ground Rent	ТВС	
Letting Fees	£85.00	£94.50
Total Monthly Costs	£967.71	£977.21
Monthly Net Income	-£117.71	-£32.21
Annual Net Income	-£1,412.46	-£386.46
Net Return	<b>-2.27</b> %	-0.62%

#### Return Stress Test Analysis Report





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

Annual Net Income

-£2,276.46

**Adjusted To** 

Net Return

-3.65%

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

Annual Net Income

-£3,671.46

Adjusted To

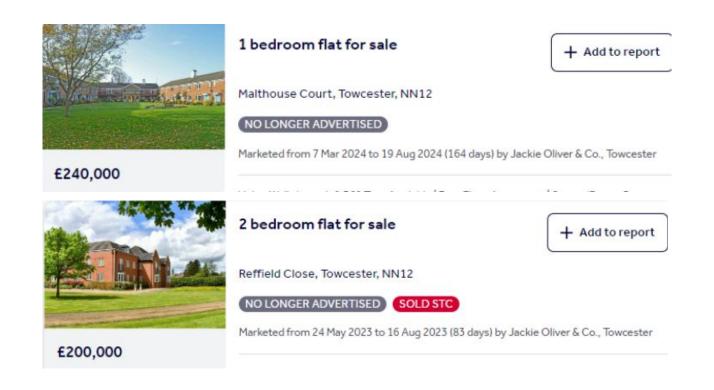
Net Return

-5.89%

#### 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 £240,000.



#### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £1,295 based on the analysis carried out by our letting team at **Let Property**Management.



1 bedroom maisonette

+ Add to report

Caldecote, Towcester, NN12

NO LONGER ADVERTISED

Marketed from 8 Aug 2024 to 18 Sep 2024 (40 days) by OpenRent, London

£1,295 pcm



£1,000 pcm

1 bedroom barn conversion

+ Add to report

Pury Road, Paulerspury

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Nov 2023 to 14 Dec 2023 (15 days) by MK Property, Milton Keynes

#### **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: Moved in within the last 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** 

Reffield Close, Towcester, NN12



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.