

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Aldwick Close,  
Farnborough, GU14

209028505

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





## Property Description

Our latest listing is in Aldwick Close, Farnborough, GU14

Get instant cash flow of **£1,950** per calendar month with a **7.5%** Gross Yield for investors.

**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...**



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## Property Key Features

**3 bedrooms**

**Shared Bathroom**

**Spacious Rooms**

**Garden Ground Space**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: freehold**

**Current Rent: £1,950**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £311,000.00 and borrowing of £233,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 311,000.00

25% Deposit	£77,750.00
SDLT Charge	£12,380
Legal Fees	£1,000.00
Total Investment	£91,130.00

# Projected Investment Return



The monthly rent of this property is currently set at £1,950 per calendar month but the potential market rent is

£ 1,950

<b>Returns Based on Rental Income</b>	<b>£1,950</b>
Mortgage Payments on £233,250.00 @ 5%	<b>£971.88</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>TBC</b>
Ground Rent	<b>TBC</b>
Letting Fees	<b>£195.00</b>
<b>Total Monthly Costs</b>	<b>£1,181.88</b>
<b>Monthly Net Income</b>	<b>£768.13</b>
<b>Annual Net Income</b>	<b>£9,217.50</b>
<b>Net Return</b>	<b>10.11%</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      **£5,317.50**  
Adjusted To

Net Return                      **5.84%**

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

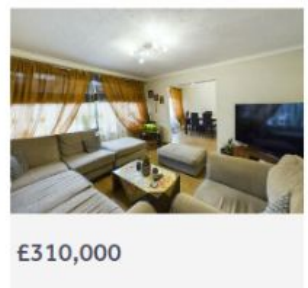
Annual Net Income      **£4,552.50**  
Adjusted To

Net Return                      **5.00%**

# 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 £310,000.



£310,000



### 3 bedroom terraced house for sale

Aldwick Close, Farnborough, Hampshire, GU14

+ Add to report

NO LONGER ADVERTISED SOLD STC

Immaculately Presented Throughout | Residential Parking To The Rear | Refurbished | Flooring Impo...

#### SOLD PRICE HISTORY

9 Apr 2024	£310,000
27 Jul 2016	£240,000

Marketed from 31 Oct 2023 to 10 Apr 2024 (162 days) by Prospect Estate Agency, Farnborough



£295,000



### 4 bedroom terraced house for sale

Aldwick Close, Farnborough, Hampshire, GU14

+ Add to report

CURRENTLY ADVERTISED SOLD STC

Four Bedrooms | Downstairs Cloakroom | Family Bathroom | Enclosed Garden | Well Located for Good ...

#### SOLD PRICE HISTORY

15 Jan 2007	£160,000
31 Jul 2001	£107,000

Marketed from 10 Apr 2024 by Bridges Estate Agents, Farnborough

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,000 based on the analysis carried out by our letting team at **Let Property Management**.



£2,000 pcm

## 3 bedroom link detached house

+ Add to report

Sand Hill, Farnborough

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Sep 2024 to 16 Sep 2024 (13 days) by Bridges Estate Agents, Farnborough



£1,800 pcm

## 3 bedroom link detached house

+ Add to report

Croyde Close, Farnborough, Hampshire, GU14

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Sep 2023 to 8 Nov 2023 (63 days) by Prospect Estate Agency, Farnborough

# 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: **5 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.



**LETPROPERTY**