

LET PROPERTY PACK

INVESTMENT INFORMATION

Aldwick Close Farnborough, GU14

208560426











Property Description

Our latest listing is in Aldwick Close Farnborough, GU14

Get instant cash flow of £2,035 per calendar month with a 7.7% 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...









Property Key Features

4 Bedrooms

Multiple Bathrooms

Spacious Rooms

Garden Ground Space

Factor Fees: TBC

Ground Rent: TBC

Lease Length: freehold

Current Rent: £2,035

Aldwick Close Farnborough, GU14

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Lounge





Kitchen





Bedrooms









Bathroom







Exterior





Initial Outlay





Figures based on assumed purchase price of £317,000.00 and borrowing of £237,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£79,250.00**

SDLT Charge £12,860

Legal Fees £1,000.00

Total Investment £93,110.00

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 £2,035 per calendar month but the potential market rent is



Returns Based on Rental Income	£2,035
Mortgage Payments on £237,750.00 @ 5%	£990.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	ТВС
Letting Fees	£203.50
Total Monthly Costs	£1,209.13
Monthly Net Income	£825.88
Annual Net Income	£9,910.50
Net Return	10.64%

Return Stress Test Analysis Report





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

£5,840.50

Annual Net Income

Adjusted To

6.27%

Net Return

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

Annual Net Income

£5,155.50

Adjusted To

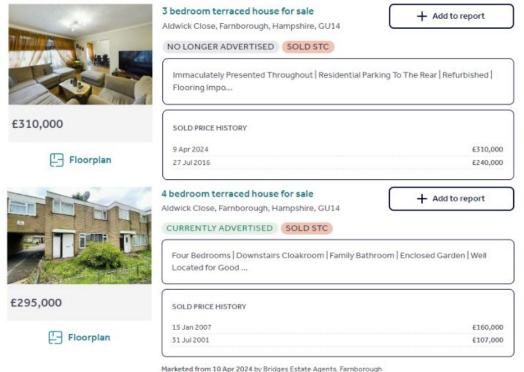
Net Return

5.54%

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.



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.



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

£2,000 pcm



Croyde Close, Farnborough, Hampshire, GU14

+ Add to report

NO LONGER ADVERTISED

LET AGREED

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

£1,800 pcm

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.





Interested in this property investment?

Call us on **0141 478 0985**



Aldwick Close Farnborough, GU14



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.