

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Stavely Way, Gamston, NG2  
6QR

211084184

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





## Property Description

Our latest listing is in Stavely Way, Gamston, NG2 6QR

Get instant cash flow of **£925** per calendar month with a **5.7%** Gross Yield for investors.

**This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.**

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



Stavely Way, Gamston,  
NG2 6QR

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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Lounge**

**Well-Maintained Property**

**Factor Fees: £59 pm**

**Ground Rent: TBC**

**Lease Length: 980 years**

**Current Rent: £925**



# Lounge



# Kitchen





# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £195,000.00 and borrowing of £146,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 195,000.00

25% Deposit £48,750.00

SDLT Charge £9,750

Legal Fees £1,000.00

Total Investment £59,500.00

# Projected Investment Return



The monthly rent of this property is currently set at £925 per calendar month.



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	£925
Mortgage Payments on £146,250.00 @ 5%	£609.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£59.00
Ground Rent	TBC
Letting Fees	£92.50
Total Monthly Costs	£775.88
Monthly Net Income	£149.13
Annual Net Income	£1,789.50
Net Return	3.01%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **-£60.50**  
Adjusted To

Net Return                      **-0.10%**

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

Annual Net Income      **-£1,135.50**  
Adjusted To

Net Return                      **-1.91%**

# 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 £265,000.



£265,000

## 2 bedroom semi-detached house for sale

+ Add to report

Lindale Close, Gamston, Nottingham, Nottinghamshire, NG2

CURRENTLY ADVERTISED

SOLD STC

Marketed from 10 Dec 2024 by Frank Innes, West Bridgford



£260,000

## 2 bedroom town house for sale

+ Add to report

Main Street, Gamston Village, Nottingham

NO LONGER ADVERTISED

SOLD STC

Marketed from 22 Mar 2023 to 19 Jun 2023 (88 days) by Royston & Lund Estate Agents, West Bridgford



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



**£1,150 pcm**

## 2 bedroom flat

+ Add to report

Stavely Way, Gamston, NG2

NO LONGER ADVERTISED

Marketed from 7 Sep 2023 to 8 Sep 2023 (1 days) by Frank Innes Lettings, West Bridgford

Available Now | Zero Deposit Option Available | First Floor Apartment | Two Double Bedrooms | Rec...



**£1,250 pcm**

## 2 bedroom semi-detached house

+ Add to report

Lindale Close, Gamston, Nottingham, NG2

NO LONGER ADVERTISED

Marketed from 8 Sep 2023 to 12 Sep 2023 (4 days) by OpenRent, London

# 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: **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.





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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**