

LET PROPERTY PACK

INVESTMENT INFORMATION

Anson Avenue, Calne, SN11
8FU

209950208

 www.letproperty.co.uk





Property Description

Our latest listing is in Anson Avenue, Calne, SN11 8FU

Get instant cash flow of **£765** per calendar month with a **5.3%** Gross Yield for investors.

This property has a potential to rent for **£871** which would provide the investor a Gross Yield of **7.3%** if the rent was increased to market rate.

The property has long term tenants currently situated. For investors looking for a reliable rental income, this is a great addition to their portfolio.

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



Anson Avenue, Calne,
SN11 8FU

209950208



Property Key Features

2 bedroom

1 bathroom

Easy Access to Local Amenities

Good Condition

Factor Fees: TBC

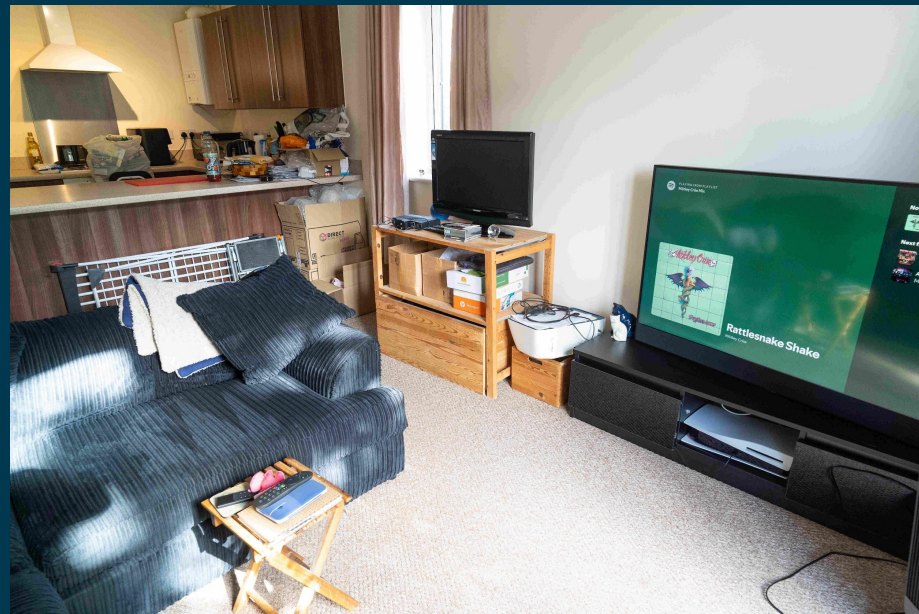
Ground Rent: TBC

Lease Length: 115

Current Rent: £765

Market Rent: £871

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £173,000 and borrowing of £129,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 173,000.00

25% Deposit	£43,250.00
SDLT Charge	£5,190
Legal Fees	£1,000.00
Total Investment	£49,440.00

Projected Investment Return



The monthly rent of this property is currently set at £765 per calendar month but the potential market rent is

£ 871



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	£765	£871
Mortgage Payments on £129,750.00 @ 5%	£540.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£76.50	£87.10
Total Monthly Costs	£632.13	£642.73
Monthly Net Income	£132.88	£228.28
Annual Net Income	£1,594.50	£2,739.30
Net Return	3.23%	5.54%

Return **Stress Test** Analysis Report



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

Annual Net Income **£997.30**
Adjusted To

Net Return **2.02%**

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

Annual Net Income **£144.30**
Adjusted To

Net Return **0.29%**

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 £165,000.



2 bedroom retirement property for sale

+ Add to report

Oxford Road, Calne

CURRENTLY ADVERTISED

SOLD STC

Marketed from 29 May 2024 by Charles Faye Estate Agents, Calne

£165,000



2 bedroom apartment for sale

+ Add to report

Woodroffe Square, CALNE

CURRENTLY ADVERTISED

SOLD STC

Marketed from 24 Jul 2024 by Allen & Harris, Calne

£105,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

2 bedroom apartment

High Street, CALNE

CURRENTLY ADVERTISED

LET AGREED

Marketed from 27 Sep 2024 by Allen & Harris, Calne

+ Add to report



£900 pcm

2 bedroom apartment

King Edward Close, Calne, Wiltshire, SN11

CURRENTLY ADVERTISED

LET AGREED






Marketed from 9 Oct 2024 by Ian Brambley Lettings, Bradford on Avon

+ Add to report

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**
-  Standard Tenancy Agreement In Place: **YES**
-  Fully compliant tenancy: **YES**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **2 years +**
-  Payment history: **On time for length of tenancy**

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