

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Sargeson Road Armthorpe,  
Doncaster, DN3 2FG

209189782

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





## Property Description

Our latest listing is in Sargeson Road  
Armthorpe, Doncaster, DN3 2FG

Get instant cash flow of **£680** per calendar  
month with a **6.7%** Gross Yield for investors.

This property has a potential to rent for **£850**  
which would provide the investor a Gross Yield  
of **8.4%** if the rent was increased to market  
rate.

**With a location that allows easy access to  
local amenities, and a space that has been  
well kept, this property would be a reliable  
addition to an investors portfolio.**

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



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## Property Key Features

**2 BEDROOMS**

**1 BATHROOM**

**Spacious Lounge**

**Well Maintained Property**

**Factor Fees: £100 PM**

**Ground Rent: £12 PM**

**Lease Length: 134 years**

**Current Rent: £680**

**Market Rent: £850**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior





# Initial Outlay



Figures based on assumed purchase price of £121,000.00 and borrowing of £90,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 121,000.00

25% Deposit £30,250.00

SDLT Charge £3,630

Legal Fees £1,000.00

Total Investment £34,880.00

# Projected Investment Return



The monthly rent of this property is currently set at £680 per calendar month but the potential market rent is

£ 850



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	£680	£850
Mortgage Payments on £90,750.00 @ 5%	£378.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£100 PM	
Ground Rent	£12 pm	
Letting Fees	£68.00	£85.00
Total Monthly Costs	£561.13	£578.13
Monthly Net Income	£118.88	£271.88
Annual Net Income	£1,426.50	£3,262.50
Net Return	4.09%	9.35%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,562.50**  
Adjusted To

Net Return                      **4.48%**

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

Annual Net Income      **£1,447.50**  
Adjusted To

Net Return                      **4.15%**

# 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 £140,000.

## Within area



£140,000

### 3 bedroom town house for sale

Sargeson Road, Armthorpe, Doncaster

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Dec 2019 to 10 Nov 2020 (341 days) by MJK Estate Agents, Doncaster

+ Add to report



£99,950

### 2 bedroom flat for sale

Sargeson Road, Armthorpe, DN3

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 Mar 2022 to 16 Mar 2022 by 247 Property Services, Doncaster

+ Add to report



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £975 based on the analysis carried out by our letting team at **Let Property Management**.



£975 pcm

## 2 bedroom flat

Hall Gate, Doncaster, DN1

NO LONGER ADVERTISED

Marketed from 20 Aug 2024 to 23 Aug 2024 (2 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 2147933

+ Add to report



£950 pcm

## 2 bedroom flat

Bawtry Road, Bessacarr Court, Doncaster

CURRENTLY ADVERTISED

Marketed from 4 Nov 2024 by Blundells, Doncaster

+ 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**



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**