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LET PROPERTY PACK

INVESTMENT INFORMATION

Baden Powell Close, Chelmsford,CM2 7GA

212055741

www.letproperty.co.uk





Property Description

Our latest listing is in Baden Powell Close, Chelmsford,CM2 7GA

This property has a potential to rent for £1,390 which would provide the investor a Gross Yield of 6.9% if the rent was increased to market rate.

The property has long term tenants currently situated, and located within a prime rental location in Chelmsford. 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...





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1 bedroomFactor Fee1 bathroomGround RPrivate Parking AvailableLease Len

Property Key Features

Easy access to local amenities

Factor Fees: £11 PM Ground Rent: £138 PM Lease Length: 106 years Market Rent: £1,390 Lounge







Kitchen







Bedrooms





Bathroom





Exterior



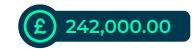






Figures based on assumed purchase price of £242,000.00 and borrowing of £181,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£60,500.00
SDLT Charge	£7,260
Legal Fees	£1,000.00
Total Investment	£68,760.00

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.

Returns Based on Rental Income	£1,390
Mortgage Payments on £181,500.00 @ 5%	£756.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£11 PM
Ground Rent	£138 PM
Letting Fees	£139.00
Total Monthly Costs	£1,050.75
Monthly Net Income	£339.25
Annual Net Income	£4,071.00
Net Return	<mark>5.92%</mark>

Return Stress Test Analysis Report





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

Annual Net Income **£1,291.00** Adjusted To

Net Return

1.88%

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

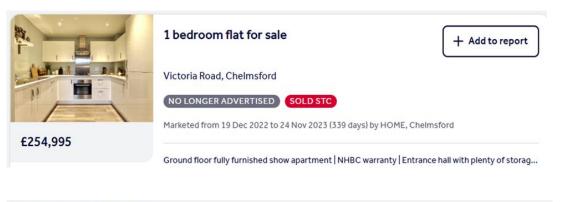
Annual Net Income **£471.00** Adjusted To

Net Return

0.68%

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 £254,995.



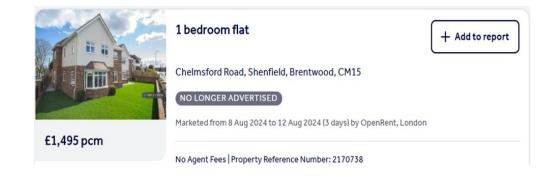




Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as 1495 based on the analysis carried out by our letting team at **Let Property Management**.





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: N/A





Standard Tenancy Agreement In Place: **N/A**



Payment history: N/A

Current term of tenancy: N/A



Fully compliant tenancy: N/A

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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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.

Interested in this property investment?

Call us on 0141 478 0985

