

LET PROPERTY PACK

INVESTMENT INFORMATION

Sterling Court
,Cheltenham, GL51 8LY

208839079

 www.letproperty.co.uk





Property Description

Our latest listing is in Sterling Court ,Cheltenham, GL51 8LY

Get instant cash flow of **£785** per calendar month with a **4.8%** Gross Yield for investors.

This property has a potential to rent for **£993** which would provide the investor a Gross Yield of **6.1%** if the rent was increased to market rate.

With great potential returns and located within a prime rental location in Cheltenham, it will make for a reliable long term investment for an investor.

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



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Property Key Features

2 Bedroom

1 Bathroom

Spacious Rooms

Spacious Lounge

Factor Fees: £167 Per month

Ground Rent: 15 per month

Lease Length: 90 Years

Current Rent: £785

Market Rent: £993

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	£5,850
Legal Fees	£1,000.00
Total Investment	£55,600.00

Projected Investment Return



The monthly rent of this property is currently set at £785 per calendar month but the potential market rent is

£ 993

Returns Based on Rental Income	£785	£993
Mortgage Payments on £146,250.00 @ 5%	£609.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£167 Per month	
Ground Rent	15 per month	
Letting Fees	£78.50	£99.30
Total Monthly Costs	£702.88	£723.68
Monthly Net Income	£82.13	£269.33
Annual Net Income	£985.50	£3,231.90
Net Return	1.77%	5.81%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£1,245.90**
Adjusted To

Net Return **2.24%**

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


Annual Net Income **£306.90**
Adjusted To

Net Return **0.55%**

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 £200,000.



2 bedroom apartment for sale


Brookbank Close, Cheltenham

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 4 Nov 2024 by Chosen Estate Agents, Gloucester

Third Floor Apartment | Immaculately Presented | Plenty of Storage Opportunities | Well-designed ...

£200,000



[View floor plan](#)


Sold price history: [View](#)

19/02/2021	£175,000
18/07/2017	£169,950
05/10/2004	£150,000

EPC: [View](#)

(Approx.) Sqft: **635 sq ft** Price (£) per sqft: **£314.93**

[+ Add to report](#)



2 bedroom flat for sale

Pittville Circus Road, Cheltenham, GL52

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 1 Nov 2024 by Belvoir Sales, Cheltenham

Virtual tour available in tab | 2 bed ground floor apartment | Desirable Pittville Circus locatio...


£200,000

[+ Add to report](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom flat

Hewlett Road, Cheltenham

CURRENTLY ADVERTISED **LET AGREED**

Marketed from 8 Nov 2024 by Peter Ball & Co, Cheltenham


Two double Bedrooms | Two Shower Rooms | Spacious Reception Room | Recently Renovated | Close To...

EPC: [View](#)

(Approx.) Sqft: 237 sq ft Price (£) per sqft: £4.22

[View floor plan](#)

[+ Add to report](#)



2 bedroom apartment

Pittville Circus Road, Cheltenham

CURRENTLY ADVERTISED **LET AGREED**

Marketed from 5 Nov 2024 by HMT Sales & Lettings, Cheltenham






This well-presented first-floor apartment, located on the highly desirable Pittville Circus Road,...

[+ 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.



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