

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Cramphorn Walk,  
Chelmsford CM1

213404337

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





## Property Description

Our latest listing is in Cramphorn Walk, Chelmsford CM1

Get instant cash flow of **£2,890** per calendar month with a **9.3%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



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Chelmsford CM1

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## Property Key Features

**5 Bedroom HMO**

**2 Bathrooms**

**Driveway**

**Rear Garden Space**

**Factor Fees: £ 0.00**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £2,890**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



Figures based on assumed purchase price of £373,000.00 and borrowing of £279,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 373,000

|                  |             |
|------------------|-------------|
| 25% Deposit      | £93,250.00  |
| SDLT Charge      | 17340       |
| Legal Fees       | £1,000.00   |
| Total Investment | £111,590.00 |

# 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        | £2,890    |
| Mortgage Payments on £279,750.00 @ 5% | £1,165.63 |
| Est. Building Cover (Insurance)       | £15.00    |
| Approx. Factor Fees                   | £ 0.00    |
| Ground Rent                           | Freehold  |
| Letting Fees                          | £289.00   |
| Total Monthly Costs                   | £1,469.63 |
| Monthly Net Income                    | £1,420    |
| Annual Net Income                     | £17,045   |
| Net Return                            | 15.27%    |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£11,265**  
Adjusted To

Net Return                      **10.09%**

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

Annual Net Income      **£11,450**  
Adjusted To

Net Return                      **10.26%**

# 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 £325,000.



**£325,000**

## 3 bedroom terraced house for sale

Cramphorn Walk, Chelmsford

CURRENTLY ADVERTISED

SOLD STC

Marketed from 4 Jun 2024 by William H. Brown, Chelmsford

+ Add to report



**£300,000**

## 3 bedroom terraced house for sale

Cramphorn Walk, Chelmsford, Essex, CM1

NO LONGER ADVERTISED

SOLD STC

Marketed from 31 Aug 2021 to 2 Nov 2021 (63 days) by Abbots, Chelmsford

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,500 based on the analysis carried out by our letting team at **Let Property Management**.



£2,500 pcm

## 3 bedroom detached house

+ Add to report

Rainsford Avenue, Chelmsford, Essex, CM1

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Jan 2022 to 13 Jun 2023 (514 days) by Barringtons Property, Ingatstone



£1,800 pcm

## 5 bedroom semi-detached house

+ Add to report

Rainsford Road, CITY CENTRE, Chelmsford, CM1 2QL

NO LONGER ADVERTISED

LET AGREED

Marketed from 25 Apr 2022 to 30 May 2022 (35 days) by CM Rent - Lettings, Chelmsford

# 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**