

LET PROPERTY PACK

INVESTMENT INFORMATION

Woodland Road,
Chelmsford CM1

213404190

 www.letproperty.co.uk





Property Description

Our latest listing is in Woodland Road, Chelmsford CM1

Get instant cash flow of **£2,960** per calendar month with a **8.6%** 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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Property Key Features

5 Bedroom HMO

2 Bathrooms

Driveway

Rear Garden Space

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £2,960

Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £414,000.00 and borrowing of £310,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 414,000

25% Deposit	£103,500.00
SDLT Charge	20620
Legal Fees	£1,000.00
Total Investment	£125,120.00

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	£2,960
Mortgage Payments on £310,500.00 @ 5%	£1,293.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£296.00
Total Monthly Costs	£1,604.75
Monthly Net Income	£1,355
Annual Net Income	£16,263
Net Return	13.00%

Return **Stress Test** Analysis Report



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

Annual Net Income **£10,343**
Adjusted To

Net Return **8.27%**

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

Annual Net Income **£10,053**
Adjusted To

Net Return **8.03%**

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 £410,000.



£410,000

3 bedroom semi-detached house for sale

+ Add to report

Woodland Road, Chelmsford, CM1

NO LONGER ADVERTISED **SOLD STC**

Marketed from 19 Jul 2024 to 29 Dec 2024 (163 days) by Beresfords, Chelmsford



£390,000

5 bedroom semi-detached house for sale

+ Add to report

H.M.O Investment Property on Kings Road, Chelmsford

NO LONGER ADVERTISED **SOLD STC**

Marketed from 5 Jul 2023 to 14 Nov 2024 (497 days) by Hamilton Piers, Chelmsford

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,000 based on the analysis carried out by our letting team at **Let Property Management**.



£3,000 pcm

5 bedroom terraced house

Sunrise Avenue, Chelmsford, CM1

NO LONGER ADVERTISED

Marketed from 4 Jan 2021 to 6 Jan 2021 (2 days) by OpenRent, London

+ Add to report



£2,500 pcm

5 bedroom detached house

Maltese Road, CM1

NO LONGER ADVERTISED

LET AGREED






Marketed from 19 Jul 2024 to 16 Sep 2024 (59 days) by Beresfords Lettings, Chelmsford

+ 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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