

LET PROPERTY PACK

INVESTMENT INFORMATION

Cramphorn Walk,
Chelmsford CM1

213404431

 www.letproperty.co.uk





Property Description

Our latest listing is in Cramphorn Walk, Chelmsford CM1

Get instant cash flow of **£2,770** per calendar month with a **8.8%** Gross Yield for investors.

This property has a potential to rent for **£3,000** which would provide the investor a Gross Yield of **9.5%** if the rent was increased to market rate.

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...



Cramphorn Walk,
Chelmsford CM1

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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: £2,770

Market Rent: £3,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £379,000.00 and borrowing of £284,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 379,000

25% Deposit	£94,750.00
SDLT Charge	17820
Legal Fees	£1,000.00
Total Investment	£113,570.00

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.



The monthly rent of this property is currently set at £2,770 per calendar month but the potential market rent is

£ 3,000

Returns Based on Rental Income	£2,770	£3,000
Mortgage Payments on £284,250.00 @ 5%	£1,184.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£277.00	£300.00
Total Monthly Costs	£1,476.38	£1,499.38
Monthly Net Income	£1,294	£1,501
Annual Net Income	£15,524	£18,008
Net Return	13.67%	15.86%

Return **Stress Test** Analysis Report



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

Annual Net Income **£12,008**
Adjusted To

Net Return **10.57%**

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

Annual Net Income **£12,323**
Adjusted To

Net Return **10.85%**

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 £425,000.



£425,000

3 bedroom terraced house for sale

+ Add to report

Cramphorn Walk, Chelmsford

NO LONGER ADVERTISED

Marketed from 9 Jul 2020 to 14 Dec 2021 (522 days) by haart, Chelmsford



£300,000

3 bedroom end of terrace house for sale

+ Add to report

Cramphorn Walk, Chelmsford

NO LONGER ADVERTISED

SOLD STC

Marketed from 10 Nov 2020 to 12 Feb 2021 (93 days) by Yopa, East Anglia & London

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,970 based on the analysis carried out by our letting team at **Let Property Management**.



£2,970 pcm

2 bedroom flat

Bellamy Court, Chelmsford, CM1

NO LONGER ADVERTISED

Marketed from 16 Feb 2022 to 20 May 2022 (93 days) by OpenRent, London

+ Add to report



£2,500 pcm

3 bedroom detached house

Rainsford Avenue, Chelmsford, CM1

NO LONGER ADVERTISED

Marketed from 4 Jan 2022 to 24 Jan 2022 (19 days) by Balgores, 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**

 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.



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