


LET PROPERTY PACK

INVESTMENT INFORMATION

Cole Court, Thetford, IP24

214341840

 www.letproperty.co.uk





Property Description

Our latest listing is in Cole Court, Thetford, IP24

Get instant cash flow of **£900** per calendar month with a **6.5%** 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

1 Bedroom

1 Bathroom

Spacious Lounge and Kitchen

Good Condition

Factor Fees: £92.88 pm

Ground Rent: £22.15 pm

Lease Length: 119 years

Current Rent: £900

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £166,000.00 and borrowing of £124,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 166,000

25% Deposit	£41,500.00
SDLT Charge	4980
Legal Fees	£1,000.00
Total Investment	£47,480.00

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	£900
Mortgage Payments on £124,500.00 @ 5%	£518.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£92.88
Ground Rent	£22.15
Letting Fees	£90.00
Total Monthly Costs	£738.78
Monthly Net Income	£161
Annual Net Income	£1,935
Net Return	4.07%

Return **Stress Test** Analysis Report



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

Annual Net Income **£135**
Adjusted To

Net Return **0.28%**

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

Annual Net Income **-£290**
Adjusted To

Net Return **-0.61%**

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 £150,000.



£150,000

1 bedroom apartment for sale

Cole Court, Thetford

CURRENTLY ADVERTISED

Marketed from 4 Feb 2025 by Chilterns, Thetford

[+ Add to report](#)



£145,000

1 bedroom apartment for sale

Cole Court, Thetford

NO LONGER ADVERTISED

Marketed from 14 Aug 2024 to 3 Feb 2025 (173 days) by William H. Brown, Thetford

[+ Add to report](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

1 bedroom flat

+ Add to report

Cole Court, THETFORD

NO LONGER ADVERTISED

LET AGREED

Marketed from 26 Sep 2024 to 17 Oct 2024 (20 days) by William H. Brown Lettings, Thetford



£800 pcm

1 bedroom apartment

+ Add to report

Marina Close, Thetford

NO LONGER ADVERTISED

LET AGREED

Marketed from 16 Jun 2023 to 1 Jul 2023 (14 days) by Lawsons Estate Agents, Thetford

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: **1 year**



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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