

LET PROPERTY PACK

INVESTMENT INFORMATION

Hardwick Hall Way,
Daventry, NN11

214328962

 www.letproperty.co.uk





Property Description

Our latest listing is in Hardwick Hall Way, Daventry, NN11

Get instant cash flow of **£600** per calendar month with a **6.5%** Gross Yield for investors.

This property has a potential to rent for **£650** which would provide the investor a Gross Yield of **7.1%** if the rent was increased to market rate.

With a tenant currently situated. A space that has been kept in good condition and a potential rental income that can ensure fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



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Property Key Features

1 Bedroom

1 Bathroom

Lounge and Kitchen

Spacious Room

Factor Fees: £48.00 pm

Ground Rent: £13.00 pm

Lease Length: 110 years

Current Rent: £600

Market Rent: £650

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £110,000.00 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 110,000.00

25% Deposit	£27,500.00
SDLT Charge	£5,500
Legal Fees	£1,000.00
Total Investment	£34,000.00

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 £600 per calendar month but the potential market rent is

£ 650

Returns Based on Rental Income	£600	£650
Mortgage Payments on £82,500.00 @ 5%	£343.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£48.00	
Ground Rent	£13.00	
Letting Fees	£60.00	£65.00
Total Monthly Costs	£479.75	£484.75
Monthly Net Income	£120.25	£165.25
Annual Net Income	£1,443.00	£1,983.00
Net Return	4.24%	5.83%

Return **Stress Test** Analysis Report



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

Annual Net Income **£683.00**
Adjusted To

Net Return **2.01%**

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


Annual Net Income **£489.00**
Adjusted To

Net Return **1.44%**

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 £130,000.00.



1 bedroom flat for sale [+ Add to report](#)

Buscot Park Way, Daventry, Northamptonshire NN11 8AT

NO LONGER ADVERTISED

Marketed from 2 Mar 2023 to 17 Mar 2023 (14 days) by Jackson Grundy Estate Agents, Daventry

100% Ownership Leasehold Property | First Floor One Bedroom Apartment | Immaculate Order Througho...

£125,000


Sold price history: [View](#)

31/07/2007 **£47,500**

EPC: [View](#)

(Approx.) Sqft: **312 sq ft** Price (£) per sqft: **£400.44**

[View floor plan](#)



1 bedroom end of terrace house for sale [+ Add to report](#)

Cook Close, DAVENTRY, Northamptonshire, NN11

NO LONGER ADVERTISED

Marketed from 3 Jan 2023 to 26 Mar 2024 (447 days) by Laurence Tremayne Estate Agents, Daventry



No Upper Chain | Ideal First Time Buy | One Bedroom | Front Garden | Allocated Parking | EPC - E

£117,500

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.

 £650 pcm	<div>1 bedroom flat</div> <div>+ Add to report</div> <div>Middlemore</div> <div>NO LONGER ADVERTISED</div> <div>Marketed from 10 Oct 2024 to 23 Oct 2024 (12 days) by Howkins & Harrison LLP, Daventry</div> <div>Daventry Flat Unfurnished Property Sorry, No Children Sorry, No Smokers Sorry, No Pets ...</div> <div>Sold price history:View 30/04/2007£89,950</div> <div>EPC:View</div> <div>(Approx.) Sqft: 323 sq ft Price (€) per sqft: £2.01</div>
 £650 pcm	<div>1 bedroom apartment</div> <div>+ Add to report</div> <div>Calke House, Northants, Daventry, NN11</div> <div>NO LONGER ADVERTISED</div> <div>Marketed from 21 Nov 2023 to 30 Nov 2023 (9 days) by Rose & Sargent, Rugby</div> <div>One Bedroom Ground Floor Apartment, Gas Central Heating, Double Glazing, W/M /T Cooker, 1 Parking...</div> <div>Sold price history:View</div>

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: **5 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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