


LET PROPERTY PACK

INVESTMENT INFORMATION

Lambwath Hall Court, Hull,
HU7 4WN

214558022

 www.letproperty.co.uk





Property Description

Our latest listing is in Lambwath Hall Court, Hull, HU7 4WN

This property has a potential to rent for **£647** which would provide the investor a Gross Yield of **9.1%** if the rent was increased to market rate.

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

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



Lambwath Hall Court,
Hull, HU7 4WN

214558022



Property Key Features

2 Bedrooms

1 Bathroom

**Ideal Opportunity for First-Time
Buyers**

Ensuite

Well Maintained Property

**Likely to attract enquiries from
Serious Investors & Developers**

Factor Fees: £113 pm

Ground Rent: £25 pm

Lease Length: 106 years

Market Rent: £647

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £85,000.00 and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 85,000.00

25% Deposit £21,250.00

SDLT Charge £4,250

Legal Fees £1,000.00

Total Investment £26,500.00

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	£647
Mortgage Payments on £63,750.00 @ 5%	£265.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£113.00
Ground Rent	£25.00
Letting Fees	£64.70
Total Monthly Costs	£483.33
Monthly Net Income	£163.68
Annual Net Income	£1,964.10
Net Return	7.41%

Return **Stress Test** Analysis Report



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

Annual Net Income **£670.10**
Adjusted To

Net Return **2.53%**

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



Annual Net Income **£989.10**
Adjusted To

Net Return **3.73%**

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 £88,000.

 £88,000	<div>2 bedroom apartment for sale</div> <div>63 Woodheys Park, Hull, Yorkshire, HU7</div> <div>NO LONGER ADVERTISED</div> <div>Marketed from 4 Apr 2024 to 19 Dec 2024 (259 days) by Zest, Hull</div> <div>Immediate Viewing Essential Allocated Parking Space Open Plan Lounge and Modern Fitted Kitch...</div>	<div>+ Add to report</div>
 £87,950	<div>2 bedroom flat for sale</div> <div>Ark Royal, Bilton</div> <div>CURRENTLY ADVERTISED</div> <div>Marketed from 7 Mar 2025 by Oscars, Hull</div> <div>2 Bedroom First Floor Flat Purpose Built Development Communal Gardens & Single Garage Include...</div>	<div>+ Add to report</div>

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £675 based on the analysis carried out by our letting team at **Let Property Management**.



£675 pcm

2 bedroom apartment

Dovestone Way, Kingswood, HU7

NO LONGER ADVERTISED **LET AGREED**

Marketed from 11 Dec 2023 to 27 Feb 2024 (77 days) by Lime Property, Hull

Fantastic Apartment in Popular Location | Fully Fitted Kitchen | Lounge with Juliet Balcony | Two...

+ Add to report



£650 pcm

2 bedroom flat

Flat C 2 Pearson Park, Hull, HU5 2SY

NO LONGER ADVERTISED

Marketed from 16 Apr 2024 to 2 May 2024 (15 days) by Maltings Property Management Ltd, Hull

Avenues | Flat | 2 Bedrooms | Gas C/H | Communal Garden | Allocated Parking Available | Unfurnish...

+ 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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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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