

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Dudley Close, Grays, RM16  
6NT

214721280

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Dudley Close, Grays, RM16 6NT

Get instant cash flow of **£1,700** per calendar month with a **8.4%** Gross Yield for investors.

This property has a potential to rent for **£1,700** which would provide the investor a Gross Yield of **8.4%** 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...



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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Communal Garden**

**Estate Parking**

**Access to Local Amenities**

**Factor Fees: £125 PM**

**Ground Rent: £21 PM**

**Lease Length: 113 years**

**Current Rent: £1,700**

**Market Rent: £1,700**



# Lounge



# Kitchen



# Bedrooms





# Bathroom



# Exterior





# Initial Outlay



Figures based on assumed purchase price of £244,000.00 and borrowing of £183,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 244,000.00

25% Deposit	£61,000.00
SDLT Charge	£12,200
Legal Fees	£1,000.00
Total Investment	£74,200.00

# Projected Investment Return



The monthly rent of this property is currently set at £1,700 per calendar month



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	£1,700
Mortgage Payments on £183,000.00 @ 5%	£762.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£125.00 PM
Ground Rent	£21.00 PM
Letting Fees	£170.00
Total Monthly Costs	£1,093.50
Monthly Net Income	£606.50
Annual Net Income	£7,278.00
Net Return	9.81%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,878.00**  
Adjusted To

Net Return                      **5.23%**

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

Annual Net Income      **£3,870.00**  
Adjusted To

Net Return                      **5.22%**



# 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 £249,000.



£249,000

## 2 bedroom maisonette for sale

+ Add to report

Plymouth Road, Grays, Essex, RM16

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 May 2023 to 27 Feb 2024 (281 days) by Goldstone Letting & Management Ltd, London

First Floor Maisonette | A Short Walk to Chafford C2C Train Station | Allocated 2 Parking | 2 Bed...



£245,000

## 2 bedroom flat for sale

+ Add to report

Celedon Close, Chafford Hundred, RM16 6PZ

CURRENTLY ADVERTISED

SOLD STC



Marketed from 6 Dec 2024 by Ashley Bennett, Grays

IMMACULATELY PRESENTED THROUGHOUT | NO ONWARD CHAIN | 154 YEAR LEASE REMAINING | TWO DOUBLE BEDRO...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,800 based on the analysis carried out by our letting team at **Let Property Management**.

 <p>£1,800 pcm</p>	<p><b>2 bedroom flat</b></p> <p>Argent Street, Grays, RM17</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 10 Apr 2024 to 27 Apr 2024 (17 days) by OpenRent, London</p> <p>No Agent Fees   Bills Included   Property Reference Number: 2032824</p> <p>+ Add to report</p>
 <p>£1,750 pcm</p>	<p><b>2 bedroom apartment</b></p> <p>London Road, Grays</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 15 Nov 2024 to 2 Dec 2024 (17 days) by Open House Estate Agents, Nationwide</p> <p>Modern Two Bedroom Apartments in Grays Prices Range from £1650 to £1950pcm - Open House is thrill...</p> <p>+ Add to report</p>

# 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: **Moved in within the last 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.



**LETPROPERTY**