

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Woodcraft Close, Coventry, CV4

214925568











#### **Property Description**

Our latest listing is in Woodcraft Close, Coventry, CV4

This property has a potential to rent for £830 which would provide the investor a Gross Yield of 7.9% 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...









2 bedroom

1 bathroom

**Spacious Room** 

**Parking Space Available** 

**Factor Fees: TBC** 

Ground Rent: £1.00 PM

Lease Length: 81 years

Market Rent: £830

Woodcraft Close, Coventry, CV4

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### Lounge









## Kitchen









#### Bedrooms



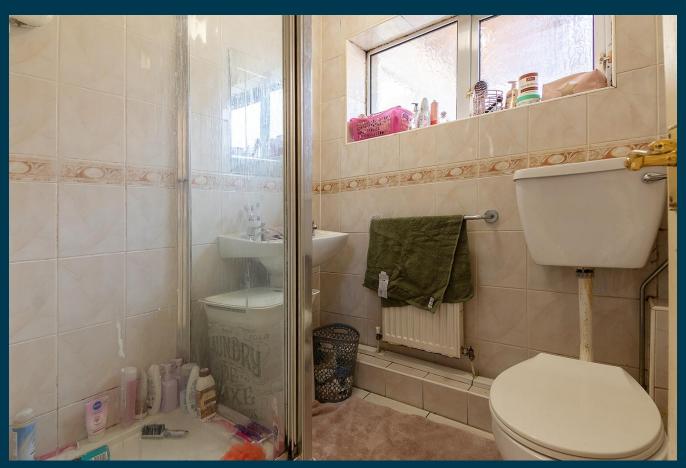






#### **Bathroom**





#### **Exterior**









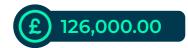
#### **Initial Outlay**





Figures based on assumed purchase price of £126,000.00 and borrowing of £94,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£31,500.00** 

SDLT Charge £6,320

Legal Fees £1,000.00

Total Investment £38,820.00

#### **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	£830
Mortgage Payments on £94,500.00 @ 5%	£393.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	£1.00
Letting Fees	£83.00
Total Monthly Costs	£492.75
Monthly Net Income	£337.25
Annual Net Income	£4,047.00
Net Return	10.43%

#### Return Stress Test Analysis Report





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

£2,387.00

Annual Net Income

**Adjusted To** 

6.15%

Net Return

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

Annual Net Income

£2,169.00

Adjusted To

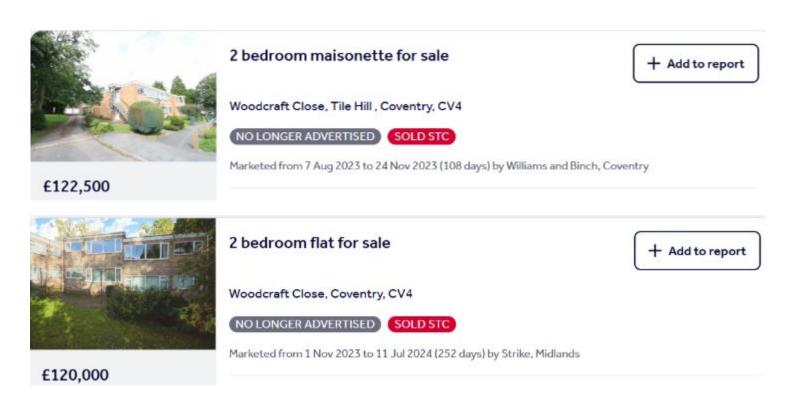
Net Return

5.59%

#### 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 £122,500.



#### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom flat

+ Add to report

Coventry, Coventry, CV4

NO LONGER ADVERTISED

Marketed from 19 Apr 2024 to 22 Apr 2024 (2 days) by OpenRent, London

£950 pcm



.....

2 bedroom apartment

+ Add to report

Woodcraft Close, Coventry

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 Dec 2024 to 18 Jan 2025 (28 days) by Envisage Sales & Lettings, Coventry

£875 pcm

#### **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



Current term of tenancy: N/A



Standard Tenancy Agreement In Place: **N/A** 



Payment history: N/A



Fully compliant tenancy: N/A

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.





# Interested in this property investment?

Call us on **0141 478 0985** 



Woodcraft Close, Coventry, CV4



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.