

LET PROPERTY PACK

INVESTMENT INFORMATION

Wilford Crescent East, Nottingham, NG2

215490387











Property Description

Our latest listing is in Wilford Crescent East, Nottingham, NG2.

Get instant cash flow of £2,200 per calendar month with a 13.5% Gross Yield for investors.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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









4 Bedrooms

3 Bathrooms

Private Garden

Communal Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £2,200

Wilford Crescent East, Nottingham, NG2

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Kitchen







Bedrooms





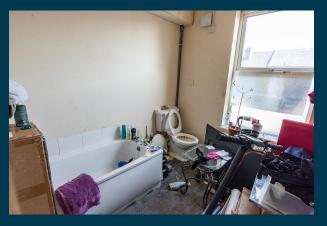




Bathroom









Exterior









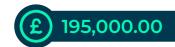
Initial Outlay





Figures based on assumed purchase price of £195,000.00 and borrowing of £146,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£48,750.00**

SDLT Charge £9,750

Legal Fees £1,000.00

Total Investment £59,500.00

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.

The monthly rent of this property is currently set at £2,200 per calendar month.

Returns Based on Rental Income	£2,200
Mortgage Payments on £146,250.00 @ 5%	£609.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	Freehold
Letting Fees	£220.00
Total Monthly Costs	£844.38
Monthly Net Income	£1,355.63
Annual Net Income	£16,267.50
Net Return	27.34%

Return Stress Test Analysis Report





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

Annual Net Income

£11,867.50

Adjusted To

Net Return

19.95%

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

Annual Net Income

£13,342.50

Adjusted To

Net Return

22.42%

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 £225,000.



4 bedroom end of terrace house for sale

+ Add to re

Wilford Crescent East, Meadows, Nottingham

NO LONGER ADVERTISED

SOLD STC

Marketed from 31 Jan 2024 to 30 Apr 2024 (89 days) by Royston & Lund Estate Agents, West Bridgfc



4 bedroom terraced house for sale

+ Add to report

Wilford Crescent East, The Meadows, Nottinghamshire, NG2 2ED

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 Sep 2022 to 5 Apr 2023 (201 days) by HoldenCopley, West Bridgford

Mid-Terraced House | Four Redrooms | Two Reception Rooms | Modern Fitted Kitchen | Three-Piece Ra

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,485 based on the analysis carried out by our letting team at Let Property Management.



£2,485 pcm

4 bedroom terraced house

+ Add to report

Lamcote Street, The Meadows, Nottingham

NO LONGER ADVERTISED LET AGREED

Marketed from 31 Oct 2024 to 22 Nov 2024 (22 days) by Comfort Estates, Nottingham



£2,398 pcm

4 bedroom terraced house

+ Add to report

Woodward Street, The Meadows, Nottingham

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 Oct 2023 to 12 Dec 2023 (45 days) by Comfort Estates, Nottingham

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: **Moved in** within the last 2 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

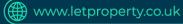
Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.





Interested in this property investment?

Call us on **0141 478 0985**



Wilford Crescent East, Nottingham, NG2



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.