

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Watkin Road, Leicester,  
LE2

215343873

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





## Property Description

Our latest listing is in Watkin Road, Leicester, LE2.

Get instant cash flow of **£920** per calendar month with a **8.8%** Gross Yield for investors.

**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...**



Watkin Road, Leicester,  
LE2

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## Property Key Features

1 Bedroom

1 Bathroom

Spacious Lounge

Three Piece Bathroom

Factor Fees: £240 per month

Ground Rent: £12 per month

Lease Length: 133 years

Current Rent: £920



# Lounge



# Kitchen





# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £125,000.00 and borrowing of £93,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 125,000.00

25% Deposit **£31,250.00**

SDLT Charge **£6,250**

Legal Fees **£1,000.00**

**Total Investment £38,500.00**

# 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	£920
Mortgage Payments on £93,750.00 @ 5%	£390.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£240.00
Ground Rent	£12.00
Letting Fees	£92.00
Total Monthly Costs	£749.63
Monthly Net Income	£170.38
Annual Net Income	£2,044.50
Net Return	5.31%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£204.50**  
Adjusted To

Net Return                      **0.53%**

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

Annual Net Income      **£313.50**  
Adjusted To

Net Return                      **0.81%**

# 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 £160,000.



£160,000

## 2 bedroom apartment for sale

+ Add to report

Watkin Road, Freemans Meadows

CURRENTLY ADVERTISED

Marketed from 4 Sep 2024 by Tranquility Homes Ltd, Leicester



£140,000

## 1 bedroom flat for sale

+ Add to report

Watkin Road, Leicester, LE2

NO LONGER ADVERTISED

Marketed from 25 May 2023 to 13 Jul 2023 (49 days) by Hortons, National

A perfect first time buy or investment! A modern one bedroom spacious apartment with a breathtaki...



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

## 1 bedroom apartment

Watkin Road, Leicester

CURRENTLY ADVERTISED

LET AGREED

Marketed from 4 Mar 2025 by Abbey Lettings & Sales, Leicester

+ Add to report



£950 pcm

## 1 bedroom apartment

Watkin Road, LEICESTER

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Nov 2024 to 10 Jan 2025 (69 days) by Connells Lettings, Leicester

+ 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: **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.



**LETPROPERTY**