

LET PROPERTY PACK

INVESTMENT INFORMATION

Charlton Avenue,
Nottingham, NG10

215831166

 www.letproperty.co.uk





Property Description

Our latest listing is in Charlton Avenue, Nottingham, NG10

Get instant cash flow of **£1,100** per calendar month with a **4.2%** 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...



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Property Key Features

2 bedrooms

2 bathrooms

Spacious Lounge

Modern Kitchen

Factor Fees: TBC

Ground Rent: TBC

Lease Length: Freehold

Current Rent: £1,100

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £317,000.00 and borrowing of £237,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 317,000.00

25% Deposit	£79,250.00
SDLT Charge	£19,200
Legal Fees	£1,000.00
Total Investment	£99,450.00

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 £1,100 per calendar month.

Returns Based on Rental Income	£1,100
Mortgage Payments on £237,750.00 @ 5%	£990.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£110.00
Total Monthly Costs	£1,115.63
Monthly Net Income	-£15.63
Annual Net Income	-£187.50
Net Return	-0.19%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£2,387.50**

Net Return **-2.40%**

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

Annual Net Income Adjusted To **-£4,942.50**

Net Return **-4.97%**

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 £275,000.



£275,000

2 bedroom detached bungalow for sale

+ Add to report

Trenton Drive, Long Eaton, Nottinghamshire, NG10 2EG

NO LONGER ADVERTISED

SOLD STC

Marketed from 12 Jul 2023 to 29 Jan 2024 (201 days) by HoldenCopley, Long Eaton



£230,000

2 bedroom semi-detached house for sale

+ Add to report

Grange Road, Long Eaton, NG10

NO LONGER ADVERTISED

SOLD STC

Marketed from 31 Oct 2023 to 13 Apr 2024 (165 days) by EweMove, Long Eaton

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,140 based on the analysis carried out by our letting team at **Let Property Management**.



£1,140 pcm

2 bedroom terraced house

+ Add to report

Landsdown Grove, Long Eaton, NG10

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Oct 2024 to 11 Dec 2024 (63 days) by EweMove, Covering East Midlands



£925 pcm

2 bedroom house

+ Add to report

Nottingham Road, Long Eaton, NG10

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Aug 2024 to 24 Sep 2024 (46 days) by Frank Innes Lettings, Long Eaton

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: **Move 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.



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