

LET PROPERTY PACK

INVESTMENT INFORMATION

Fox Lane, Sturry,
Canterbury CT2

215931082

 www.letproperty.co.uk





Property Description

Our latest listing is in Fox Lane, Sturry, Canterbury CT2

This property has a potential to rent for **£1,550** which would provide the investor a Gross Yield of **4.4%** 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..



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Property Key Features

3 Bedrooms

3 Bathrooms

Modern and Good Condition

Rear Garden Space

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Market Rent: £1,550

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £425,000.00 and borrowing of £318,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 425,000

25% Deposit	£106,250.00
SDLT Charge	21500
Legal Fees	£1,000.00
Total Investment	£128,750.00

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	£1,550
Mortgage Payments on £318,750.00 @ 5%	£1,328.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£155.00
Total Monthly Costs	£1,498.13
Monthly Net Income	£52
Annual Net Income	£623
Net Return	0.48%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£2,478**
Adjusted To

Net Return **-1.92%**

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

Annual Net Income **-£5,753**
Adjusted To

Net Return **-4.47%**

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 £375,000.



3 bedroom terraced house for sale

+ Add to report

Fox Lane, Canterbury, Kent, CT2

NO LONGER ADVERTISED

Marketed from 4 Nov 2024 to 21 Jan 2025 (77 days) by Mann, Canterbury



3 bedroom terraced house for sale

+ Add to report

Sweechgate, Broad Oak, Canterbury, Kent

NO LONGER ADVERTISED

SOLD STC

Marketed from 15 Aug 2024 to 31 Jan 2025 (168 days) by Wards, Canterbury

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,650 based on the analysis carried out by our letting team at **Let Property Management**.



£1,650 pcm

3 bedroom house

Dragon Way, Sturry, CT2

NO LONGER ADVERTISED

LET AGREED

Marketed from 26 Nov 2024 to 21 Mar 2025 (114 days) by Miles & Barr, Canterbury

+ Add to report



£1,450 pcm

3 bedroom end of terrace house

3 bedroom End of Terrace House in Fox Lane, Sturry

NO LONGER ADVERTISED

LET AGREED






Marketed from 20 Apr 2024 to 3 Aug 2024 (104 days) by Lomond Investment Management, covering National

+ 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: **NO**
-  Current term of tenancy: **VACANT**
-  Standard Tenancy Agreement In Place: **NO**
-  Payment history: **N/A**
-  Fully compliant tenancy: **NO**
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.



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