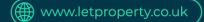


# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Fox Lane, Sturry, Canterbury CT2

215931082











## **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...











3 Bedrooms

3 Bathrooms

**Modern and Good Condition** 

**Rear Garden Space** 

**Factor Fees: TBC** 

**Ground Rent: TBC** 

Lease Length: TBC

Market Rent: £1,550

215931082

# Lounge









# Kitchen









# Bedrooms









# **Bathroom**









## **Exterior**









## **Initial Outlay**





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**



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	твс
Ground Rent	твс
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.



£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



£300,000

#### 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.



3 bedroom house

+ Add to report

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 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

#### **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.





# Interested in this property investment?

Call us on **0141 478 0985** 



Fox Lane, Sturry, Canterbury CT2



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.