

LET PROPERTY PACK

INVESTMENT INFORMATION

Berkeley Avenue,
Nottingham, NG3 5BU

215955530

 www.letproperty.co.uk





Property Description

Our latest listing is in Berkeley Avenue, Nottingham, NG3 5BU

This property has a potential to rent for **£1,545** which would provide the investor a Gross Yield of **9.5%** if the rent was increased to market rate.

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...



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Property Key Features

2 Bedrooms

2 Bathrooms

**Private Garage and Parking
Spot**

Spacious Lounge

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £1,545

Lounge



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

£ 195,000.00

25% Deposit £48,750.00

SDLT Charge £11,150

Legal Fees £1,000.00

Total Investment £60,900.00

Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



| | |
|---------------------------------------|-----------|
| Returns Based on Rental Income | £1,545 |
| Mortgage Payments on £146,250.00 @ 5% | £609.38 |
| Est. Building Cover (Insurance) | £15.00 |
| Approx. Factor Fees | TBC |
| Ground Rent | Freehold |
| Letting Fees | £154.50 |
| Total Monthly Costs | £778.88 |
| Monthly Net Income | £766.13 |
| Annual Net Income | £9,193.50 |
| Net Return | 15.10% |

Return **Stress Test** Analysis Report



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

Annual Net Income **£6,103.50**
Adjusted To

Net Return **10.02%**

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

Annual Net Income **£6,268.50**
Adjusted To

Net Return **10.29%**

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 £230,000.



£230,000

2 bedroom flat for sale

Magdala Road, Nottingham, Nottinghamshire, NG3

CURRENTLY ADVERTISED

Marketed from 17 Mar 2025 by Frank Innes, Nottingham

+ Add to report



£215,000

2 bedroom flat for sale

Mapperley Road, Nottingham, Nottinghamshire, NG3

CURRENTLY ADVERTISED

Marketed from 3 Dec 2024 by Bairstow Eves, Nottingham

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,750 based on the analysis carried out by our letting team at **Let Property Management**.



£1,750 pcm

2 bedroom flat

[+ Add to report](#)

Elm Bank, Mapperley Park, Nottingham, Nottinghamshire, NG3 5AJ

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Jan 2025 to 3 Mar 2025 (51 days) by Lester & Bingley, Mansfield



£1,343 pcm

2 bedroom flat

[+ Add to report](#)

Mansfield Road, Nottingham, Nottinghamshire, NG5

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Apr 2025 to 8 Apr 2025 (1 days) by John Shepherd Student, Nottingham



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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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