

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Pavilion Court, Stimpson  
Avenue, Northampton,  
NN1 4ND

216581390

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





## Property Description

Our latest listing is in Pavilion Court, Stimpson Avenue, Northampton, NN1 4ND

Get instant cash flow of **£950** per calendar month with a **7.6%** Gross Yield for investors.

This property has a potential to rent for **£988** which would provide the investor a Gross Yield of **7.9%** if the rent was increased to market rate.

**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**

**Ensuite**

**Designated Parking spot**

**Private Balcony**

**Easy Access to Local Amenities**

**Factor Fees: £100 pm**

**Ground Rent: £125 pa**

**Lease Length: 89 years**

**Current Rent: £950**

**Market Rent: £988**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 150,000.00

25% Deposit	£37,500.00
SDLT Charge	£8,000
Legal Fees	£1,000.00
Total Investment	£46,500.00

# Projected Investment Return



The monthly rent of this property is currently set at £950 per calendar month but the potential market rent is

£ 988



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	£950	£988
Mortgage Payments on £112,500.00 @ 5%	<b>£468.75</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>£100.00</b>	
Ground Rent	<b>£10.42</b>	
Letting Fees	<b>£95.00</b>	<b>£98.80</b>
<b>Total Monthly Costs</b>	<b>£689.17</b>	<b>£692.97</b>
<b>Monthly Net Income</b>	<b>£260.83</b>	<b>£295.03</b>
<b>Annual Net Income</b>	<b>£3,129.96</b>	<b>£3,540.36</b>
<b>Net Return</b>	<b>6.73%</b>	<b>7.61%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,564.36**  
Adjusted To

Net Return                      **3.36%**

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

Annual Net Income      **£1,415.40**  
Adjusted To

Net Return                      **3.04%**

# 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 £157,500.



£157,500

## 2 bedroom flat for sale

+ Add to report

Beckets View, Northampton

NO LONGER ADVERTISED **SOLD STC**

Marketed from 16 Nov 2023 to 26 Feb 2024 (102 days) by Belvoir Estate & Lettings Agents, Hunsbury

Sought-After Development | First Floor, Two Bedrooms | Allocated parking for 1 car | Adjacent to ...



£155,000

## 2 bedroom apartment for sale

+ Add to report

Stimpson Avenue, Northampton, NN1

**CURRENTLY ADVERTISED**

Marketed from 16 Jan 2025 by Edward Knight Estate Agents, Northampton

Tenant in Situ | Second Floor Apartment | Two Bedrooms | En Suite & Family Bathroom | One Allocat...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,045 based on the analysis carried out by our letting team at **Let Property Management**.



£1,045 pcm

2 bedroom apartment

+ Add to report

Scholars Court, Northampton, Northamptonshire, NN1

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Sep 2024 to 24 Dec 2024 (110 days) by Winkworth, Northampton

New Kitchen | Two Bedrooms | First Floor | Just off Derngate | Close to Northampton General Hospi...



£1,025 pcm

2 bedroom flat

+ Add to report

ABINGTON

NO LONGER ADVERTISED

Marketed from 2 Mar 2022 to 23 Oct 2024 (965 days) by haart, Northampton

Abington location | Good Transport Links | Security entry system | Few minutes to Northampton Rai...

# 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: **Moved 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.



**LETPROPERTY**