

LET PROPERTY PACK

INVESTMENT INFORMATION

Kings Road, Fleet, GU51

215960330











Property Description

Our latest listing is in Kings Road, Fleet, GU51

Get instant cash flow of £950 per calendar month with a 5.2% Gross Yield for investors.

This property has a potential to rent for £1,200 which would provide the investor a Gross Yield of 6.6% if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

Don't miss out on this fantastic investment opportunity...







Kings Road, Fleet, GU51



Property Key Features

1 bedroom

1 bathroom

Three Piece Bathroom

Well Maintained Property

Factor Fees: 17.5 PM

Ground Rent: tbc

Lease Length: 979 years

Current Rent: £950

Market Rent: £1,200

215960330

Lounge









Kitchen



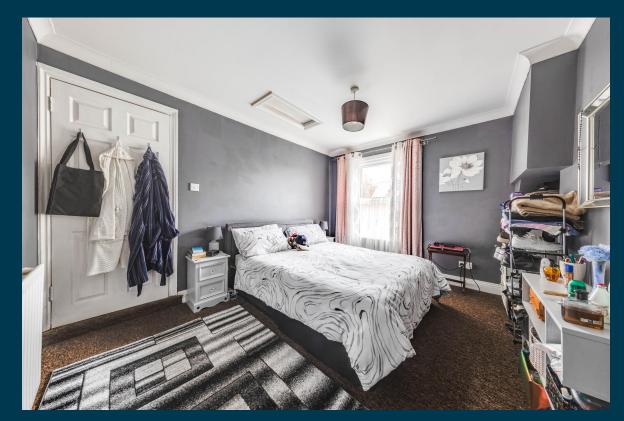






Bedrooms









Bathroom







Exterior





Initial Outlay





Figures based on assumed purchase price of £218,500.00 and borrowing of £163,875.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£54,625.00**

SDLT Charge £12,795

Legal Fees £1,000.00

Total Investment £68,420.00

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 £950 per calendar month but the potential market rent is

Returns Based on Rental Income	£950	£1,200
Mortgage Payments on £163,875.00 @ 5%	£682.81	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	17.5 PM	
Ground Rent	tbc	
Letting Fees	£95.00	£120.00
Total Monthly Costs	£792.81	£817.81
Monthly Net Income	£157.19	£382.19
Annual Net Income	£1,886.25	£4,586.25
Net Return	2.76%	6.70 %

Return Stress Test Analysis Report





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

Annual Net Income

£2,186.25

Adjusted To

Net Return

3.20%

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

Annual Net Income

£1,308.75

Adjusted To

Net Return

1.91%

Sale Comparables Report



Add to report

+ Add to 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 £224,950.



£224,950

1 bedroom flat for sale

Bridge House, Church Road, Fleet, GU51

NO LONGER ADVERTISED

Marketed from 15 Nov 2021 to 14 Apr 2022 (149 days) by Bridges Estate Agents, Fleet



1 bedroom flat for sale

Church Road, Fleet, GU51

NO LONGER ADVERTISED

Marketed from 15 Mar 2022 to 24 Mar 2022 (9 days) by McCarthy Holden, Fleet

SOLD STC

£220,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property**Management.



1 bedroom flat

+ Add to report

Clarence House, 2 Clarence Road, GU51

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Feb 2025 to 17 Apr 2025 (71 days) by Bridges Estate Agents, Fleet

£1,200 pcm



1 bedroom flat

+ Add to report

Kings Place, Fleet

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 Jun 2024 to 2 Aug 2024 (44 days) by Bridges Estate Agents, Fleet

£1,200 pcm

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



Current term of tenancy: **Moved in** within the last 2 years



Standard Tenancy Agreement In Place: **YES**



Payment history: On time for length of tenancy



Fully compliant tenancy: YES

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**



Kings Road, Fleet, GU51



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.