

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Amersham Road, High  
Wycombe, HP13

214863342

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





## Property Description

Our latest listing is in Amersham Road, High Wycombe, HP13

Get instant cash flow of **£1,500** per calendar month with a **4.8%** Gross Yield for investors.

This property has a potential to rent for **£2,000** which would provide the investor a Gross Yield of **6.4%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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...



Amersham Road, High  
Wycombe, HP13

214863342



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Room**

**Parking Space Available**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £1,500**

**Market Rent: £2,000**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £373,000.00 and borrowing of £279,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 373,000.00

25% Deposit £93,250.00

SDLT Charge £27,300

Legal Fees £1,000.00

Total Investment £121,550.00

# Projected Investment Return



The monthly rent of this property is currently set at £1,500 per calendar month but the potential market rent is

£2,000

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



Returns Based on Rental Income	£1,500	£2,000
Mortgage Payments on £279,750.00 @ 5%	£1,165.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£150.00	£200.00
Total Monthly Costs	£1,330.63	£1,380.63
Monthly Net Income	£169.38	£619.38
Annual Net Income	£2,032.50	£7,432.50
Net Return	1.67%	6.11%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,432.50**  
Adjusted To

Net Return                      **2.82%**

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

Annual Net Income      **£1,837.50**  
Adjusted To

Net Return                      **1.51%**

# 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 £400,000.



£400,000

## 2 bedroom semi-detached house for sale

+ Add to report

Amersham Road, High Wycombe, Buckinghamshire, HP13 5AB

CURRENTLY ADVERTISED

Marketed from 15 Mar 2025 by Kingshills Estate Agents South Buckinghamshire, Amersham



£395,000

## 2 bedroom semi-detached house for sale

+ Add to report

Wellesbourne Gardens, High Wycombe, HP13 5QR

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Feb 2025 to 1 Apr 2025 (48 days) by Avocado Property, Covering South East

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,500 based on the analysis carried out by our letting team at **Let Property Management**.



**£2,500 pcm**

## 4 bedroom detached house

[+ Add to report](#)

WELLESBOURNE CRESCENT, HIGH WYCOMBE

**NO LONGER ADVERTISED**

Marketed from 2 Jan 2025 to 9 Jan 2025 (6 days) by Hurst Estate Agents, South Buckinghamshire



**£2,200 pcm**

## 4 bedroom semi-detached house

[+ Add to report](#)

Amersham Road, High Wycombe

**NO LONGER ADVERTISED**

Marketed from 9 Aug 2024 to 10 Oct 2024 (62 days) by Chiltern Hills, High Wycombe

# 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.



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

Amersham Road, High Wycombe, HP13

214863342

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**