

LET PROPERTY PACK

INVESTMENT INFORMATION

Bradgate Road, Anstey,
Leicester, LE7 7AA

217147902

 www.letproperty.co.uk





Property Description

Our latest listing is in Bradgate Road, Anstey, Leicester, LE7 7AA

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **5.7%** 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...



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Property Key Features

2 Bedrooms

1 Bathroom

**Perfect Opportunity to Move up
The Property Ladder**

**Property is close to Bradgate
Park**

**Situated in Anstey, within the
borough of Charnwood,
Leicestershire—commonly
referred to as the "gateway to
Charnwood Forest"**

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £1,200

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £253,000.00 and borrowing of £189,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 253,000.00

25% Deposit	£63,250.00
SDLT Charge	£15,300
Legal Fees	£1,000.00
Total Investment	£79,550.00

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	£1,200
Mortgage Payments on £189,750.00 @ 5%	£790.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£120.00
Total Monthly Costs	£925.63
Monthly Net Income	£274.38
Annual Net Income	£3,292.50
Net Return	4.14%

Return **Stress Test** Analysis Report



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

Annual Net Income **£892.50**
Adjusted To

Net Return **1.12%**

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

Annual Net Income **-£502.50**
Adjusted To

Net Return **-0.63%**

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 £270,000.



£270,000

2 bedroom detached house for sale

+ Add to report

Clayton Drive, Thurmaston

CURRENTLY ADVERTISED

Marketed from 27 Mar 2025 by Aston & Co, Syston

Newly Built Detached Home | 10 Year Structural Guarantee | Carpets & Flooring Throughout | Hall, ...



£260,000

2 bedroom detached house for sale

+ Add to report

Kings Drive, Leicester Forest East, Leicester

NO LONGER ADVERTISED



Marketed from 14 Feb 2023 to 19 Jan 2024 (339 days) by Berkley Estate & Letting Agents, Leicester

TWO DOUBLE BEDROOMS | DETACHED PROPERTY | SINGLE GARAGE | NO UPWARDS SALES CHAIN | KITCHEN DINER ...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,495 based on the analysis carried out by our letting team at **Let Property Management**.

 £1,495 pcm	<p>2 bedroom detached house</p> <p>Watkin Road, Leicester</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 15 Jan 2025 to 15 Jan 2025 by haart, Leicester</p> <p>2 double bedrooms 2 bathrooms Downstairs W/C Modern Kitchen Garden Off roading parking ...</p>	+ Add to report
 £1,250 pcm	<p>2 bedroom detached house</p> <p>Hattersley Way, Leicester</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 28 Nov 2024 to 9 Dec 2024 (10 days) by Abbey Lettings & Sales, Leicester</p> <p>A Detached Family Home 2 Double Bedrooms 2 Ensuite Bathrooms Lounge Kitchen/Diner Large...</p>	+ Add to report

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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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.



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