

LET PROPERTY PACK

INVESTMENT INFORMATION

Plumpton Street,
Nottingham, NG1 1JL

216922068

 www.letproperty.co.uk





Property Description

Our latest listing is in Plumptre Street, Nottingham, NG1 1JL

Get instant cash flow of **£875** per calendar month with a **6.1%** Gross Yield for investors.

This property has a potential to rent for **£1,241** which would provide the investor a Gross Yield of **8.6%** 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...



Plumpton Street,
Nottingham, NG1 1JL

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Property Key Features

1 Bedroom

1 Bathroom

B2 EWS1 rating

Ideal for Working Professionals

Convenient Local Transport
Links

Easy Access to Local Amenities

Factor Fees: £244 pm

Ground Rent: TBC

Lease Length: 870 years

Current Rent: £875

Market Rent: £1,241

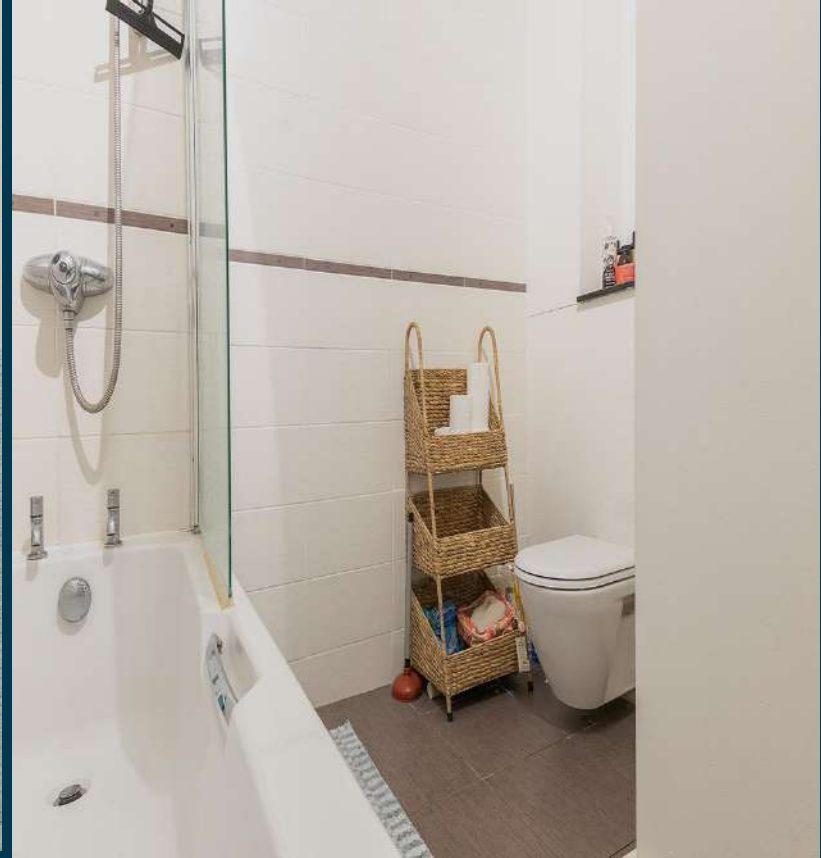
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £173,000.00 and borrowing of £129,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 173,000.00

25% Deposit £43,250.00

SDLT Charge £9,610

Legal Fees £1,000.00

Total Investment £53,860.00

Projected Investment Return



The monthly rent of this property is currently set at £875 per calendar month but the potential market rent is

£ 1,241



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	£875	£1,241
Mortgage Payments on £129,750.00 @ 5%	£540.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£244.00	
Ground Rent	TBC	
Letting Fees	£87.50	£124.10
Total Monthly Costs	£887.13	£923.73
Monthly Net Income	-£12.13	£317.28
Annual Net Income	-£145.50	£3,807.30
Net Return	-0.27%	7.07%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,325.30**
Adjusted To

Net Return **2.46%**

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



Annual Net Income **£1,212.30**
Adjusted To

Net Return **2.25%**

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 £179,000.

	<h3>1 bedroom apartment for sale</h3> <p>Cavendish Crescent South, The Park</p> <p>NO LONGER ADVERTISED SOLD STC</p> <p>Marketed from 3 May 2023 to 26 Jan 2024 (268 days) by FHP Living, Nottingham</p> <p>Handsome Period Conversion First Floor Apartment Open plan lounge/kitchen Living Area with...</p>	+ Add to report
	<h3>1 bedroom apartment for sale</h3> <p>St. Marys Gate, Nottingham</p> <p>CURRENTLY ADVERTISED</p> <p>Marketed from 8 Nov 2023 by Leaders Sales, Nottingham</p> <p>Second Floor Apartment One Double Bedroom Bathroom with White Suite Fully Furnished to a Hi...</p>	+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

1 bedroom apartment

Quay Place, NOTTINGHAM

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Aug 2024 to 7 Oct 2024 (59 days) by William H. Brown Lettings, Nottingham

+ Add to report

AVAILABLE END OF AUGUST | SHOW HOME APARTMENT | CLOSE TO CITY CENTRE | FULLY FURNISHED | NEW APAR...



£1,250 pcm

1 bedroom flat

Howard Street, Nottingham, Nottinghamshire, NG1

NO LONGER ADVERTISED

Marketed from 14 Mar 2025 to 8 May 2025 (55 days) by John Shepherd Student, Nottingham

+ Add to report

BRAND NEW SPACIOUS STUDIO! **BILLS INCLUSIVE** - AVAILABLE ACADEMIC YEAR 2025/26 - £1250pcm inclu...

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.



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