

LET PROPERTY PACK

INVESTMENT INFORMATION

Partridge Close, Cannock,
WS11

216130413

 www.letproperty.co.uk





Property Description

Our latest listing is in Partridge Close, Cannock, WS11

Get instant cash flow of **£875** per calendar month with a **4.9%** Gross Yield for investors.

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **6.8%** 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...



Partridge Close, Cannock,
WS11

216130413



Property Key Features

2 bedrooms

2 bathrooms

Private Garage Parking

Private Garden (front and back)

Factor Fees: tbc

Ground Rent: tbc

Lease Length: Freehold

Current Rent: £875

Market Rent: £1,200

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £212,750.00 and borrowing of £159,562.50 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 212,750.00

25% Deposit £53,187.50

SDLT Charge £12,393

Legal Fees £1,000.00

Total Investment £66,580.00

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 £875 per calendar month but the potential market rent is

£ 1,200

Returns Based on Rental Income	£875	£1,200
Mortgage Payments on £159,562.50 @ 5%	£664.84	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	tbc	
Ground Rent	tbc	
Letting Fees	£87.50	£120.00
Total Monthly Costs	£767.34	£799.84
Monthly Net Income	£107.66	£400.16
Annual Net Income	£1,291.88	£4,801.88
Net Return	1.94%	7.21%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,401.88**
Adjusted To

Net Return **3.61%**

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

Annual Net Income **£1,610.63**
Adjusted To

Net Return **2.42%**

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 £215,000.



£215,000

2 bedroom terraced house for sale

+ Add to report

Harrier Way, Norton Canes, Cannock

NO LONGER ADVERTISED

Marketed from 12 Oct 2023 to 19 Dec 2023 (67 days) by Webbs Estate Agents, Cannock



£215,000

2 bedroom terraced house for sale

+ Add to report

Dew Close, Hednesford, CANNOCK

CURRENTLY ADVERTISED

SOLD STC

Marketed from 10 Feb 2025 by Connells, Cannock

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our letting team at **Let Property Management**.



£1,500 pcm

2 bedroom terraced house

Ivetsey Mews, Wheaton Aston, Stafford, ST19 9QT

CURRENTLY ADVERTISED

Marketed from 13 May 2025 by eXp UK, West Midlands

+ Add to report



£1,300 pcm

2 bedroom terraced house

Cotswold Road, Windmill Hill, Bristol, BS3

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Jun 2020 to 3 Aug 2020 (51 days) by CJ Hole, Southville

+ 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: **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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