

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Bellmont Lodge, Sterling  
Court, Mundells, Welwyn  
Garden City, AL7 1FX

216131390

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





## Property Description

Our latest listing is in Belmont Lodge, Sterling Court, Mundells, Welwyn Garden City, AL7 1FX

Get instant cash flow of **£1,075** per calendar month with a **6.79%** Gross Yield for investors.

**With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

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



Bellmont Lodge, Sterling  
Court, Mundells, Welwyn  
Garden City, AL7 1FX

216131390



## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Well kept flat**

**Private driveway parking**

**Factor Fees: £83 pm**

**Ground Rent: £8.30 pm**

**Lease Length: 139 years**

**Current Rent: £1,075**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £219,000.00 and borrowing of £164,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 219,000.00

25% Deposit £54,750.00

SDLT Charge £12,830

Legal Fees £1,000.00

Total Investment £68,580.00

# Projected Investment Return



The monthly rent of this property is currently set at £1,075 per calendar month



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	£1,075
Mortgage Payments on £164,250.00 @ 5%	£684.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£83.00
Ground Rent	£8.30
Letting Fees	£107.50
Total Monthly Costs	£898.18
Monthly Net Income	£176.83
Annual Net Income	£2,121.90
Net Return	3.09%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **-£28.10**  
Adjusted To

Net Return                      **-0.04%**

**If Interest Rates increased by 2% (from 5% to 7%)**

Annual Net Income      **-£1,063.50**  
Adjusted To

Net Return                      **-1.55%**



# 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 £230,000.



£230,000

## 1 bedroom apartment for sale

+ Add to report

Salvisberg Court, WELWYN GARDEN CITY, AL7

NO LONGER ADVERTISED **SOLD STC**

Marketed from 21 Jun 2023 to 13 May 2024 (326 days) by Wrights of Welwyn Garden City, Welwyn Garden City

CHAIN FREE | LIFT ACCESS TO ALL FLOORS | PRIVATE UNDERGROUND SECURE PARKING | TWO SOUTH FACING JU...



£220,000

## 1 bedroom apartment for sale

+ Add to report

Maidensfield, Welwyn Garden City

NO LONGER ADVERTISED

Marketed from 17 Apr 2024 to 16 Sep 2024 (152 days) by Connells, Welwyn Garden City

CHAIN FREE | FIRST FLOOR | IDEAL FIRST TIME BUY/ BUY TO LET | AL8 - KNIGHTSFIELD AREA | CLOSE ...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,150 pcm

## 1 bedroom flat

+ Add to report

Fountain House, Welwyn Garden City, AL8

NO LONGER ADVERTISED

Marketed from 22 Mar 2024 to 27 Mar 2024 (5 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 2029688



£1,100 pcm

## 1 bedroom apartment

+ Add to report

Regent Court, Welwyn Garden City

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Mar 2024 to 23 Apr 2024 (47 days) by Carnegie, Welwyn Garden City

First floor recently refurbished 1 bedroom flat offering spacious living accommodation including ...

# 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: **8 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.





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

Bellmont Lodge, Sterling Court, Mundells,  
Welwyn Garden City, AL7 1FX

216131390

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**