

LET PROPERTY PACK

INVESTMENT INFORMATION

Stephenson Way, Corby,
NN17 1DQ

216602070

 www.letproperty.co.uk





Property Description

Our latest listing is in Stephenson Way, Corby, NN17 1DQ

Get instant cash flow of **£800** per calendar month with a **5.82%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **8.36%** if the rent was increased to market rate.

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...



Stephenson Way, Corby,
NN17 1DQ

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Property Key Features

2 Bedrooms

1 Bathroom

Private front and back gardens

On street parking

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £800

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £190,000.00 and borrowing of £142,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 190,000.00

25% Deposit	£47,500.00
SDLT Charge	£10,800
Legal Fees	£1,000.00
Total Investment	£59,300.00

Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£1,150

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



Returns Based on Rental Income	£800	£1,150
Mortgage Payments on £142,500.00 @ 5%	£593.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£80.00	£115.00
Total Monthly Costs	£688.75	£723.75
Monthly Net Income	£111.25	£426.25
Annual Net Income	£1,335.00	£5,115.00
Net Return	2.25%	8.63%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,815.00**
Adjusted To

Net Return **4.75%**

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

Annual Net Income **£2,265.00**
Adjusted To

Net Return **3.82%**

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 £199,950.



£199,950

2 bedroom terraced house for sale

+ Add to report

South Road, Corby

NO LONGER ADVERTISED

SOLD STC

Marketed from 22 Jan 2025 to 23 May 2025 (120 days) by Stuart Charles Estate Agents, Corby

NO CHAIN | LARGER THAN AVERAGE LOUNGE | LARGE L SHAPED KITCHEN/DINER | TWO DOUBLE BEDROOMS | THREE...



£195,000

2 bedroom terraced house for sale

+ Add to report

Waverley Avenue, Corby

CURRENTLY ADVERTISED

SOLD STC

Marketed from 2 Nov 2024 by Stuart Charles Estate Agents, Corby

NO CHAIN | NEW ROOF | MODERN COMBI BOILER | WALKING DISTANCE TO THE TRAIN STATION | CUL-DE-SAC LO...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

2 bedroom terraced house

+ Add to report

Plowmans Yard, Market Harborough LE16 9BZ

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 May 2024 to 7 Aug 2024 (71 days) by Slinn Residential, Northampton

Fantastic two bedroom family home on this new development in the centre of Market Harborough with...



£1,175 pcm

2 bedroom terraced house

+ Add to report

Dale Crescent, Barton Seagrave

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Apr 2025 to 14 Jun 2025 (46 days) by Simpson & Partners, Kettering

FABULOUS PROPERTY ON THE REDROW DEVELOPMENT IN BARTON SEAGRAVE | QUIET AREA OVERLOOKING THE 'LONG...

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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