

LET PROPERTY PACK

INVESTMENT INFORMATION

Kingfisher Meadow,
Maidstone, ME16

217263131

 www.letproperty.co.uk





Property Description

Our latest listing is in Kingfisher Meadow, Maidstone, ME16

This property has a potential to rent for **£1,300** which would provide the investor a Gross Yield of **7.8%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Kingfisher Meadow,
Maidstone, ME16

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Property Key Features

2 Bedrooms

2 Bathrooms

Balcony

Good Condition

Factor Fees: £160.00 PM

Ground Rent: £21.00 PM

Lease Length: 100 years

Market Rent: £1,300

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £201,000.00 and borrowing of £150,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 201,000.00

25% Deposit	£50,250.00
SDLT Charge	£11,570
Legal Fees	£1,000.00
Total Investment	£62,820.00

Projected Investment Return



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



Returns Based on Rental Income	£1,300
Mortgage Payments on £150,750.00 @ 5%	£628.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£160.00
Ground Rent	£21.00
Letting Fees	£130.00
Total Monthly Costs	£954.13
Monthly Net Income	£345.88
Annual Net Income	£4,150.50
Net Return	6.61%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,550.50**
Adjusted To

Net Return **2.47%**

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

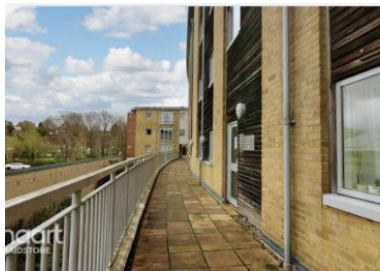
Annual Net Income **£1,387.50**
Adjusted To

Net Return **2.21%**

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 £210,000.



£210,000

2 bedroom apartment for sale

+ Add to report

Kingfisher Meadow, Maidstone

NO LONGER ADVERTISED

Marketed from 15 Apr 2023 to 6 Feb 2024 (296 days) by haart, Maidstone



£155,000

2 bedroom flat for sale

+ Add to report

Kingfisher Meadow, Maidstone

NO LONGER ADVERTISED

SOLD STC

Marketed from 26 Oct 2022 to 14 Feb 2023 (110 days) by haart, Maidstone

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

2 bedroom penthouse

Hart Street, Maidstone, ME16

NO LONGER ADVERTISED

Marketed from 31 Oct 2023 to 5 Nov 2023 (4 days) by OpenRent, London

+ Add to report



£975 pcm

2 bedroom apartment

Kingfisher Meadow, Maidstone, Kent, ME16

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Mar 2021 to 25 May 2021 (76 days) by Evolution Properties, Ashford

+ Add to report



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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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