

LET PROPERTY PACK

INVESTMENT INFORMATION

Abbottsford Way, Lincoln,
LN6

217466103

 www.letproperty.co.uk





Property Description

Our latest listing is in Abbotsford Way, Lincoln, LN6

Get instant cash flow of **£770** per calendar month with a **4.1%** Gross Yield for investors.

This property has a potential to rent for **£1,053** which would provide the investor a Gross Yield of **5.6%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect 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...



Abbottsford Way, Lincoln,
LN6

217466103



Property Key Features

3 Bedrooms

2 Bathrooms

Spacious Lounge

**Expansive Kitchen with Dining
Area**

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £770

Market Rent: £1,053

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £226,000.00 and borrowing of £169,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 226,000.00

25% Deposit	£56,500.00
SDLT Charge	£13,320
Legal Fees	£1,000.00
Total Investment	£70,820.00

Projected Investment Return



The monthly rent of this property is currently set at £770 per calendar month but the potential market rent is

£ 1,053



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



Returns Based on Rental Income	£770	£1,053
Mortgage Payments on £169,500.00 @ 5%	£706.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£77.00	£105.30
Total Monthly Costs	£798.25	£826.55
Monthly Net Income	-£28.25	£226.45
Annual Net Income	-£339.00	£2,717.40
Net Return	-0.48%	3.84%

Return **Stress Test** Analysis Report



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

Annual Net Income **£611.40**
Adjusted To

Net Return **0.86%**

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

Annual Net Income **-£672.60**
Adjusted To

Net Return **-0.95%**

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 £500,000.



£500,000

5 bedroom detached house for sale

+ Add to report

Discover 18 Abbottsford Way, Lincoln, LN6 8DG

NO LONGER ADVERTISED

SOLD STC

Marketed from 29 Feb 2024 to 30 Oct 2024 (243 days) by Becketts Independent Estate Agents, powered by exp, Lincoln



£340,000

4 bedroom detached house for sale

+ Add to report

Abbottsford Way, Lincoln, Lincolnshire, LN6

NO LONGER ADVERTISED

Marketed from 25 Mar 2024 to 1 Jun 2024 (67 days) by Your Move, North Hykeham

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



£1,250 pcm

3 bedroom detached house

Newark Road, Lincoln

NO LONGER ADVERTISED

Marketed from 21 Nov 2024 to 13 Feb 2025 (84 days) by haart, Lincoln

+ Add to report



£1,000 pcm

3 bedroom detached house

Helsby Road, Lincoln, LN5

NO LONGER ADVERTISED

Marketed from 31 Oct 2024 to 4 Nov 2024 (4 days) by OpenRent, London

+ 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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