

LET PROPERTY PACK

INVESTMENT INFORMATION

Heathcote Road, Bournemouth, BH5 1EZ

219007886











Property Description

Our latest listing is in Heathcote Road, Bournemouth, BH5 1EZ

This property has a potential to rent for £1,200 which would provide the investor a Gross Yield of 7.3% 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...







Heathcote Road, Bournemouth, BH5 1EZ



2 Bedrooms

1 Bathroom

Private Driveway Parking

Easy Access to Local Amenities

Factor Fees: £150.00 PM

Ground Rent: £20.83 PM

Lease Length: 90 years

Market Rent: £1,200

219007886

Lounge





Kitchen





Bedrooms





Bathroom





Exterior





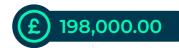
Initial Outlay





Figures based on assumed purchase price of £198,000.00 and borrowing of £148,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£49,500.00**

SDLT Charge £11,360

Legal Fees £1,000.00

Total Investment £61,860.00

Projected Investment Return





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

Returns Based on Rental Income	£1,200
Mortgage Payments on £148,500.00 @ 5%	£618.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£150.00
Ground Rent	£20.83
Letting Fees	£120.00
Total Monthly Costs	£924.58
Monthly Net Income	£275.42
Annual Net Income	£3,305.04
Net Return	5.34 %

Return Stress Test Analysis Report





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

Annual Net Income

£905.04

Adjusted To

Net Return

1.46%

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

Annual Net Income

£585.00

Adjusted To

Net Return

0.95%

Sale Comparables Report



+ Add to report

+ Add to 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 £225,000.



£225,000

£224,950



Westby Road, Bournemouth, BH5

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Oct 2023 to 13 Sep 2024 (337 days) by Palmer Snell, Boscombe

2 Bedrooms



2 bedroom flat for sale

Ashley Road, Bournemouth, Dorset, BH1

NO LONGER ADVERTISED

Marketed from 11 Mar 2024 to 11 Sep 2024 (183 days) by Bullock & Lees, Bournemouth

TWO DOUBLE BEDROOM | TWO BATHROOMS | BEAUTIFULLY PRESENTED | ONLY CIRCA TWO YEARS OLD | HOLIDAY ...

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 flat

+ Add to report

Spacious Two Bedroom Ground Floor Flat - South facing garden

NO LONGER ADVERTISED

Marketed from 10 Sep 2024 to 6 Nov 2024 (56 days) by Whites Estates, Bournemouth

Whites Estates are delighted to offer for rent this stunning, modern two-bedroom ground floor fl...



£1,400 pcm

2 bedroom flat

+ Add to report

Glen Road, Bournemouth, BH5

CURRENTLY ADVERTISED

LET AGREED

Marketed from 4 Sep 2025 by Meyers Estate Agents, Covering Southbourne





Interested in this property investment?

Call us on **0141 478 0985**



Heathcote Road, Bournemouth, BH5 1EZ



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.