

LET PROPERTY PACK

INVESTMENT INFORMATION

Heathcote Road,
Bournemouth, BH5 1EZ

219007886

 www.letproperty.co.uk





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

219007886



Property Key Features

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

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 198,000.00

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



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

2 bedroom flat for sale

+ Add to report

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



£224,950

2 bedroom flat for sale

+ Add to report

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



www.letproperty.co.uk

Heathcote Road, Bournemouth, BH5 1EZ

219007886

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