

LET PROPERTY PACK

INVESTMENT INFORMATION

Winton Close, Winchester,
SO22 6DJ

217506495

 www.letproperty.co.uk





Property Description

Our latest listing is in Winton Close, Winchester, SO22 6DJ

Get instant cash flow of **£1,100** per calendar month with a **6.44%** Gross Yield for investors.

This property has a potential to rent for **£1,153** which would provide the investor a Gross Yield of **6.75%** 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...



Winton Close,
Winchester, SO22 6DJ

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Property Key Features

1 Bedroom

1 Bathroom

Well-kept Flat

Communal Private Parking

Factor Fees: £120 pm

Ground Rent: £40 pm

Lease Length: 900 years

Current Rent: £1,100

Market Rent: £1,153

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £236,000.00 and borrowing of £177,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 236,000.00

| | |
|------------------|------------|
| 25% Deposit | £59,000.00 |
| SDLT Charge | £14,020 |
| Legal Fees | £1,000.00 |
| Total Investment | £74,020.00 |

Projected Investment Return



The monthly rent of this property is currently set at £1,100 per calendar month but the potential market rent is

£ 1,153



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



| Returns Based on Rental Income | £1,100 | £1,153 |
|---------------------------------------|-----------|-----------|
| Mortgage Payments on £177,000.00 @ 5% | £737.50 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | £120.00 | |
| Ground Rent | £40.00 | |
| Letting Fees | £110.00 | £115.30 |
| Total Monthly Costs | £1,022.50 | £1,027.80 |
| Monthly Net Income | £77.50 | £125.20 |
| Annual Net Income | £930.00 | £1,502.40 |
| Net Return | 1.26% | 2.03% |

Return **Stress Test** Analysis Report



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

Annual Net Income **-£803.60**
Adjusted To

Net Return **-1.09%**

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

Annual Net Income **-£1,557.60**
Adjusted To

Net Return **-2.10%**

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 £260,000.



£260,000

1 bedroom apartment for sale

+ Add to report

Cross Street, Winchester, Hampshire, SO23

NO LONGER ADVERTISED

Marketed from 7 Jun 2024 to 30 Oct 2024 (145 days) by Charters, Winchester

City Centre | Allocated Parking | Double Bedroom with en-suite | Sitting Room | Fitted kitchen



£256,000

1 bedroom flat for sale

+ Add to report

Sussex Street, Winchester, Hampshire, SO23

CURRENTLY ADVERTISED

SOLD STC

Marketed from 15 Jan 2025 by Charters, Winchester

Central Winchester location | Private courtyard garden | Ground floor | No onward chain | Own fro...

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

1 bedroom apartment

+ Add to report

Orchard House, Sparkford Road, Winchester, Hampshire, SO22

NO LONGER ADVERTISED

Marketed from 26 Mar 2025 to 12 Apr 2025 (16 days) by EweMove, Covering South East England

• Private garden | • Allocated parking space | • Next to hospital | • Opposite university | • Lar...



£1,200 pcm

1 bedroom apartment

+ Add to report

Trafalgar Street, Winchester

CURRENTLY ADVERTISED

LET AGREED

Marketed from 2 Jul 2025 by Austin & Wyatt Lettings, Winchester

City Centre Apartment | Secure Entrance | Walking Distance to Station | Double Bedroom | Open Pla...

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

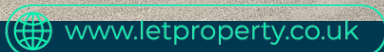


Current term of tenancy: **Moved in within the last 2 years**



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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