

LET PROPERTY PACK

INVESTMENT INFORMATION

Moss Court, Wellington
Street, Kettering, NN16

218249550

 www.letproperty.co.uk





Property Description

Our latest listing is in Moss Court, Wellington Street, Kettering, NN16

Get instant cash flow of **£825** per calendar month with a **7.6%** Gross Yield for investors.

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...



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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge

Good Condition

Factor Fees: £250.00 pm

Ground Rent: Leasehold

Lease Length: 78 years

Current Rent: £825

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £130,000.00 and borrowing of £97,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 130,000.00

25% Deposit	£32,500.00
SDLT Charge	£6,600
Legal Fees	£1,000.00
Total Investment	£40,100.00

Projected Investment Return



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



Returns Based on Rental Income	£825
Mortgage Payments on £97,500.00 @ 5%	£406.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£250.00
Ground Rent	Leasehold
Letting Fees	£82.50
Total Monthly Costs	£753.75
Monthly Net Income	£71.25
Annual Net Income	£855.00
Net Return	2.13%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£795.00**
Adjusted To

Net Return **-1.98%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **-£1,095.00**
Adjusted To

Net Return **-2.73%**

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 £130,000.



£130,000

2 bedroom terraced house for sale

Havelock Street, Kettering, NN16

NO LONGER ADVERTISED

Marketed from 31 Jan 2025 to 1 Feb 2025 (1 days) by Sell It!, Kettering

+ Add to report



£90,000

2 bedroom ground floor flat for sale

Wood Street, Kettering

NO LONGER ADVERTISED

Marketed from 6 Sep 2024 to 16 Dec 2024 (100 days) by William H. Brown, Kettering

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £825 based on the analysis carried out by our letting team at **Let Property Management**.



£825 pcm

2 bedroom flat

Moss Court, Kettering, NN16

NO LONGER ADVERTISED

Marketed from 30 Sep 2024 to 8 Oct 2024 (7 days) by OpenRent, London

+ Add to report



£750 pcm

2 bedroom ground floor flat

Wellington Street, Kettering, Northamptonshire, NN16

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Mar 2024 to 25 Apr 2024 (41 days) by Let It!, Kettering

+ 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**



Current term of tenancy: **1 year**



Standard Tenancy Agreement In Place: **YES**



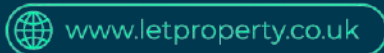
Payment history: **On time for length of tenancy**



Fully compliant tenancy: **YES**

Fully compliant tenancy including
EICR & Gas Safety in order

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.



Moss Court, Wellington Street, Kettering,
NN16

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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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