

LET PROPERTY PACK

INVESTMENT INFORMATION

Baugh Gardens, Bristol,
BS16 6PP

217411435

 www.letproperty.co.uk





Property Description

Our latest listing is in Baugh Gardens, Bristol, BS16 6PP

Get instant cash flow of **£875** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **7.89%** 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...



Baugh Gardens, Bristol,
BS16 6PP

217411435



Property Key Features

1 Bedroom

1 Bathroom

Private Driveway Parking

Private courtyard with a shed

Factor Fees: £12 pm

Ground Rent: £2.1 pm

Lease Length: 995 years

Current Rent: £875

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £201,000.00 and borrowing of £150,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 201,000.00

25% Deposit £50,250.00

SDLT Charge £11,570

Legal Fees £1,000.00

Total Investment £62,820.00

Projected Investment Return



The monthly rent of this property is currently set at £875 per calendar month but the potential market rent is

£1,150



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



Returns Based on Rental Income	£875	£1,150
Mortgage Payments on £150,750.00 @ 5%	£628.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£12.00	
Ground Rent	£2.10	
Letting Fees	£87.50	£115.00
Total Monthly Costs	£744.73	£772.23
Monthly Net Income	£130.28	£377.78
Annual Net Income	£1,563.30	£4,533.30
Net Return	2.49%	7.22%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,233.30**
Adjusted To

Net Return **3.56%**

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

Annual Net Income **£1,543.50**
Adjusted To

Net Return **2.46%**

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 £217,500.

 £217,500	1 bedroom apartment for sale Oxleigh Way, Stoke Gifford, Bristol CURRENTLY ADVERTISED SOLD STC Marketed from 3 Jun 2025 by Allen & Harris, Stoke Gifford Stylish One Bedroom Balcony Apartment - Premium Top Floor Position Desirable Brooklands Develop... + Add to report
 £215,000	1 bedroom flat for sale Beckspool Road, Frenchay, Bristol CURRENTLY ADVERTISED SOLD STC Marketed from 6 Mar 2025 by M Coleman Estate Agents, Downend NO ONWARD CHAIN ONE DOUBLE BEDROOM UPPER FLOOR POSITION OPEN PLAN LIVING SPACE LOUNGE DIN... + Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.

 £1,300 pcm	1 bedroom apartment Oxleigh Way, Stoke Gifford, BS34 NO LONGER ADVERTISED LET AGREED Marketed from 8 Jan 2025 to 11 Feb 2025 (33 days) by Ocean, Bradley Stoke One bedroom apartment Balcony	+ Add to report
 £1,250 pcm	1 bedroom apartment Oxleigh Way, Stoke Gifford, Bristol, South Gloucestershire, BS34 NO LONGER ADVERTISED LET AGREED Marketed from 14 Apr 2025 to 23 May 2025 (38 days) by C.J Hole, Bradley Stoke This stunning top floor apartment is located in the very popular development of Brooklands Park. ...	+ 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.



www.letproperty.co.uk

Baugh Gardens, Bristol, BS16 6PP

217411435

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