

LET PROPERTY PACK

INVESTMENT INFORMATION

Allexton Gardens,
Leicester, LE3

218137920

 www.letproperty.co.uk





Property Description

Our latest listing is in Allextown Gardens, Leicester, LE3

Get instant cash flow of **£800** per calendar month with a **4.8%** Gross Yield for investors.

This property has a potential to rent for **£1,082** which would provide the investor a Gross Yield of **6.5%** if the rent was increased to market rate.

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...



Allextion Gardens,
Leicester, LE3

218137920



Property Key Features

3 Bedrooms

1 Bathroom

Expansive Garden Spaces

Spacious Lounge

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £800

Market Rent: £1,082

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £199,000.00 and borrowing of £149,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 199,000.00

25% Deposit	£49,750.00
SDLT Charge	£11,430
Legal Fees	£1,000.00
Total Investment	£62,180.00

Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 1,082



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



Returns Based on Rental Income	£800	£1,082
Mortgage Payments on £149,250.00 @ 5%	£621.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£80.00	£108.20
Total Monthly Costs	£716.88	£745.08
Monthly Net Income	£83.13	£336.93
Annual Net Income	£997.50	£4,043.10
Net Return	1.60%	6.50%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,879.10**
Adjusted To

Net Return **3.02%**

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

Annual Net Income **£1,058.10**
Adjusted To

Net Return **1.70%**

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 £200,000.



£200,000

3 bedroom semi-detached house for sale

Liberty Road, Glenfield, Leicester

NO LONGER ADVERTISED

SOLD STC

Marketed from 18 Feb 2022 to 20 Jun 2022 (121 days) by Connells, Leicester

No Chain | Well Proportioned Accommodation | Three Bedrooms | Two Reception Rooms | Wet Room | Go...

+ Add to report



£200,000

3 bedroom semi-detached house for sale

Allextion Gardens, New Parks, Leicester

NO LONGER ADVERTISED

SOLD STC

Marketed from 3 Sep 2021 to 17 Dec 2021 (105 days) by Nestegg Properties, Wigston & Aylestone

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,700 based on the analysis carried out by our letting team at **Let Property Management**.



£1,700 pcm

4 bedroom semi-detached house

New Parks Boulevard, Leicester, Leicestershire, LE3

NO LONGER ADVERTISED

Marketed from 6 Jan 2025 to 18 Jan 2025 (11 days) by Your Move, Leicester

[+ Add to report](#)



£1,650 pcm

5 bedroom house

New Parks Boulevard, LEICESTER

NO LONGER ADVERTISED

Marketed from 15 Apr 2025 to 28 Apr 2025 (12 days) by William H. Brown Lettings, Leicester

[+ 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.



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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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