

LET PROPERTY PACK

INVESTMENT INFORMATION

Victoria Place Banbury,
OX16 3NN

217985393

 www.letproperty.co.uk





Property Description

Our latest listing is in Victoria Place Banbury, OX16 3NN

Get instant cash flow of **£850** per calendar month with a **9.71%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **10.29%** 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...



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Property Key Features

1 Bedroom

1 Bathroom

Well-kept Flat

On-Street Parking

Factor Fees: £220 pm

Ground Rent: TBC

Lease Length: 63 years

Current Rent: £850

Market Rent: £900

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £121,000.00 and borrowing of £90,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 121,000.00

25% Deposit £30,250.00

SDLT Charge £6,050

Legal Fees £1,000.00

Total Investment £37,300.00

Projected Investment Return



The monthly rent of this property is currently set at £850 per calendar month but the potential market rent is

£ 900



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



Returns Based on Rental Income	£850	£900
Mortgage Payments on £90,750.00 @ 5%	£378.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£220.00	
Ground Rent	TBC	
Letting Fees	£85.00	£90.00
Total Monthly Costs	£698.13	£703.13
Monthly Net Income	£151.88	£196.88
Annual Net Income	£1,822.50	£2,362.50
Net Return	4.89%	6.33%

Return **Stress Test** Analysis Report



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

Annual Net Income **£562.50**
Adjusted To

Net Return **1.51%**

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

Annual Net Income **£547.50**
Adjusted To

Net Return **1.47%**

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 £129,950.



£129,950

1 bedroom flat for sale

+ Add to report

Parklands, Banbury

NO LONGER ADVERTISED

SOLD STC

Marketed from 9 Jul 2024 to 5 Feb 2025 (210 days) by Stanbra Powell, Banbury

Ground floor apartment | Offered in good order throughout | Allocated parking | Located within ea...



£129,000

1 bedroom flat for sale

+ Add to report

Cameron Court, 32 Britannia Road, Banbury

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 Mar 2024 to 2 Sep 2024 (179 days) by Anker & Partners, Banbury

Top floor flat | Ideal for first time buyers | Walking distance to railway station | Walking dist...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

1 bedroom apartment

+ Add to report

Victoria Place, Banbury

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Aug 2024 to 18 Sep 2024 (28 days) by Finders Keepers, Banbury

Double bedroom with fitted wardrobe | Bathroom with shower over bath | Light airy living room | K...



£925 pcm

1 bedroom apartment

+ Add to report

Northumberland Court, Duke Street, Banbury, OXON, OX16

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 May 2025 to 20 Jun 2025 (37 days) by Stepping Stones, Banbury

1 Bedroom | 1 Bathroom | First floor | Gas central heating | Built in wardrobes | Juliette balcon...

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: **2 years**



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.



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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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