

LET PROPERTY PACK

INVESTMENT INFORMATION

Bushfield, Peterborough, PE2 5PP

219591220











Property Description

Our latest listing is in Bushfield, Peterborough, PE2 5PP

Get instant cash flow of £675 per calendar month with a 14.09% Gross Yield for investors.

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...







Bushfield, Peterborough, PE2 5PP



1 Bedroom

1 Bathroom

Well-kept Flat

On-Street Parking

Factor Fees: £300 pm

Ground Rent: TBC

Lease Length: 93 years

Current Rent: £675

219591220

Lounge







Kitchen





Bedrooms





Bathroom





Exterior







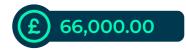
Initial Outlay





Figures based on assumed purchase price of £66,000.00 and borrowing of £49,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£16,500.00**

SDLT Charge £3,300

Legal Fees £1,000.00

Total Investment £20,800.00

Projected Investment Return



The monthly rent of this property is currently set at £675 per calendar month



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

| Returns Based on Rental Income | £675 |
|--------------------------------------|-----------|
| Mortgage Payments on £49,500.00 @ 5% | £206.25 |
| Est. Building Cover (Insurance) | £15.00 |
| Approx. Factor Fees | £300.00 |
| Ground Rent | ТВС |
| Letting Fees | £67.50 |
| Total Monthly Costs | £588.75 |
| Monthly Net Income | £86.25 |
| Annual Net Income | £1,035.00 |
| Net Return | 4.98% |

Return Stress Test Analysis Report





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

-£315.00

Annual Net Income

- -

Adjusted To

Net Return

-1.51%

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

Annual Net Income

£45.00

Adjusted To

Net Return

0.22%

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 £75,000.



£75,000

1 bedroom flat for sale

+ Add to report

Misterton Court, Orton Plaza, Orton Goldhay, Peterborough, PE2

CURRENTLY ADVERTISED

Marketed from 1 Oct 2024 by Belvoir, Peterborough

IDEAL INVESTMENT PROPERTY | CONVENIENT LOCATION | LIFT ACCESSING ALL FLOORS | SECURE ENTRY SYSTEM...



£70,000

1 bedroom apartment for sale

+ Add to report

Herlington House, Orton Malborne, Peterborough

NO LONGER ADVERTISED

SOLD STC

Marketed from 10 Jul 2024 to 12 Dec 2024 (154 days) by Woodcock Holmes Estate Agents, Peterborough

NO FORWARD CHAIN | RECENTLY REDECORATED THROUGHOUT | OPEN PLAN LIVING KITCHEN AREA | DOUBLE BEDRO...

Rent Comparables Report



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



£700 pcm

1 bedroom apartment

+ Add to report

Bringhurst, Orton Goldhay, PETERBOROUGH

CURRENTLY ADVERTISED LET AGREED

Marketed from 6 Jun 2025 by Sharman Quinney, Peterborough

IMMEDIATE MOVE-IN | VIEW TODAY! | CONTEMPORARY KITCHEN | SIZABLE ACCOMODATION | COMMUNAL PARKI...



£695 pcm

1 bedroom flat

+ Add to report

Hanbury, Orton Goldhay, Peterborough

NO LONGER ADVERTISED LET AGREED

Marketed from 26 Feb 2025 to 22 Apr 2025 (54 days) by PropertyLine, Peterborough

ORTON GOLDHAY | Flat

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: **Moved in** within the last 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.





Interested in this property investment?

Call us on **0141 478 0985**



Bushfield, Peterborough, PE2 5PP



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.