

LET PROPERTY PACK

INVESTMENT INFORMATION

Bushfield, Peterborough,
PE2 5PP

219591220

 www.letproperty.co.uk





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,
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Property Key Features

1 Bedroom

1 Bathroom

Well-kept Flat

On-Street Parking

Factor Fees: £300 pm

Ground Rent: TBC

Lease Length: 93 years

Current Rent: £675

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

£ 66,000.00

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	TBC
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

Annual Net Income **-£315.00**
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

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...

+ Add to report



£695 pcm

1 bedroom flat

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

+ 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.



LETPROPERTY