

LET PROPERTY PACK

INVESTMENT INFORMATION

Lower Twelfth Street,
Milton Keynes, MK9 3PW

219660779

 www.letproperty.co.uk





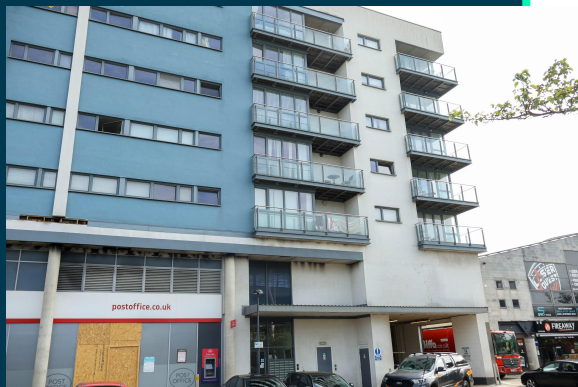
Property Description

Our latest listing is in Lower Twelfth Street, Milton Keynes, MK9 3PW

Get instant cash flow of **£1,250** per calendar month with a **7.7%** 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...



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Property Key Features

1 Bedroom

1 Bathroom

Good Condition

Private Garage Parking

Factor Fees: £283.33 PM

Ground Rent: £16.66 PM

Lease Length: 107 years

Current Rent: £1,250

Lounge



Kitchen



Bedroom



Bathroom



Exterior





Figures based on assumed purchase price of £194,000.00 and borrowing of £145,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 194,000.00

25% Deposit	£48,500.00
SDLT Charge	£11,080
Legal Fees	£1,000.00
Total Investment	£60,580.00

Projected Investment Return



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



The monthly rent of this property is currently set at £1,250 per calendar month.

Returns Based on Rental Income	£1,250
Mortgage Payments on £145,500.00 @ 5%	£606.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£283.33
Ground Rent	£16.66
Letting Fees	£125.00
Total Monthly Costs	£1,046.24
Monthly Net Income	£203.76
Annual Net Income	£2,445.12
Net Return	4.04%

Return Stress Test Analysis Report



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

Annual Net Income **-£54.88**
Adjusted To

Net Return **-0.09%**

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

Annual Net Income **-£264.96**
Adjusted To

Net Return **-0.44%**

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 £220,000.



£220,000

1 bedroom apartment for sale

+ Add to report

Medina House, Silbury Boulevard, Central Milton Keynes, Milton Keynes

NO LONGER ADVERTISED

Marketed from 24 Jun 2024 to 10 Feb 2025 (231 days) by Cauldwell Property Services, Milton Keynes

Modern apartment | Central Milton Keynes | Stylish open plan design | Floor to ceiling windows | ...



£215,000

1 bedroom apartment for sale

+ Add to report

Silbury Boulevard, Milton Keynes

NO LONGER ADVERTISED

Marketed from 19 Sep 2023 to 13 Nov 2024 (420 days) by Connells, Milton Keynes

ONE BEDROOM UPPER FLOOR APARTMENT | MODERN CONVERSION COMPLETED APPROXIMATELY 3 YEARS AGO | WALKI...

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

+ Add to report

Solstice Apartments, Silbury Boulevard, MK9

CURRENTLY ADVERTISED

Marketed from 19 Jun 2025 by Taylors Lettings, Milton Keynes

Beautifully Presented | Fully Furnished | Dish washer included | Washer/Dryer | Underground Parki...



£1,250 pcm

1 bedroom apartment

+ Add to report

Brooklyn House, Milton Keynes

CURRENTLY ADVERTISED

Marketed from 18 Jul 2025 by Caudwell Property Services, Milton Keynes

One Double Bedroom | Executive Apartment | Central Location | Water Bill Included | Kitchen With ...

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

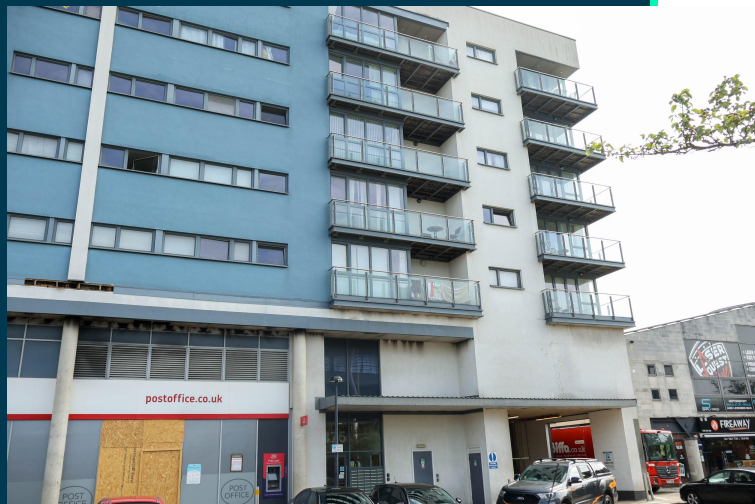


Current term of tenancy: **Moved
within 2 years**



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

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3PW

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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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