

LET PROPERTY PACK

INVESTMENT INFORMATION

Watkin Road, Leicester,
LE2

218489876

 www.letproperty.co.uk





Property Description

Our latest listing is in Watkin Road, Leicester, LE2

Get instant cash flow of **£1,000** per calendar month with a **6.7%** Gross Yield for investors.

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...



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LE2

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Property Key Features

2 Bedrooms

2 Bathrooms

Balcony

Good Condition

Factor Fees: £24.16 pm

Ground Rent: £20.00 pm

Lease Length: 135 years

Current Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £180,000.00 and borrowing of £135,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 180,000.00

25% Deposit	£45,000.00
SDLT Charge	£10,100
Legal Fees	£1,000.00
Total Investment	£56,100.00

Projected Investment Return



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



Returns Based on Rental Income	£1,000
Mortgage Payments on £135,000.00 @ 5%	£562.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£24.16
Ground Rent	£20.00
Letting Fees	£100.00
Total Monthly Costs	£721.66
Monthly Net Income	£278.34
Annual Net Income	£3,340.08
Net Return	5.95%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,340.08**
Adjusted To

Net Return **2.39%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£880.08**
Adjusted To

Net Return **1.57%**

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 £190,000.



£190,000

2 bedroom flat for sale

[+ Add to report](#)

Watkin Road, City Centre, Leicester

NO LONGER ADVERTISED

Marketed from 13 Dec 2022 to 29 Jun 2023 (198 days) by Knightsbridge Estate Agents & Valuers, Leicester



£160,000

2 bedroom flat for sale

[+ Add to report](#)

Watkin Road, Leicester, LE2

NO LONGER ADVERTISED

Marketed from 28 May 2022 to 11 Oct 2022 (136 days) by Your Move, Leicester

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

2 bedroom maisonette

+ Add to report

Watkin Road, Leicester, Leicestershire

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 Jun 2025 to 30 Jul 2025 (42 days) by Haus Estates, Leicester



£895 pcm

2 bedroom apartment

+ Add to report

Watkin Road, Leicester, Leicestershire, LE2

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Mar 2016 to 18 Aug 2021 (1990 days) by Clarendon Estates, Leicester

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: **1 year**



Standard Tenancy Agreement In Place: **YES**



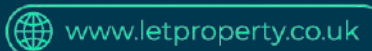
Payment history: **On time for length of tenancy**



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.



Watkin Road, Leicester, LE2

218489876

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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