

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Conisbrough Keep,  
Coventry, CV1

219686900

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Conisbrough Keep, Coventry, CV1

Get instant cash flow of **£1,200** per calendar month with a **7.8%** Gross Yield for investors.

**This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.**

**Don't miss out on this fantastic investment opportunity...**



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## Property Key Features

**2 Bedrooms**

**1 Bathroom and 1 Ensuite**

**Expansive Lounge**

**Fully-Equipped Kitchen**

**Factor Fees: £150.00 PM**

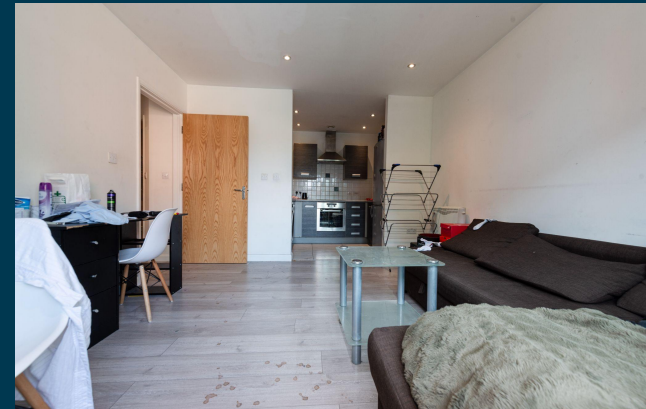
**Ground Rent: £15.00 PM**

**Lease Length: 135 years**

**Current Rent: £1,200**



# Lounge



# Kitchen

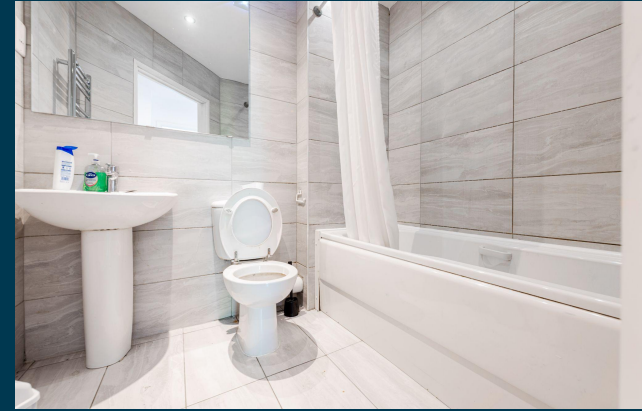




# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £184,000.00 and borrowing of £138,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 184,000.00

|                  |            |
|------------------|------------|
| 25% Deposit      | £46,000.00 |
| SDLT Charge      | £10,380    |
| Legal Fees       | £1,000.00  |
| Total Investment | £57,380.00 |

# Projected Investment Return



The monthly rent of this property is currently set at £1,200 per calendar month.



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



|                                       |           |
|---------------------------------------|-----------|
| Returns Based on Rental Income        | £1,200    |
| Mortgage Payments on £138,000.00 @ 5% | £575.00   |
| Est. Building Cover (Insurance)       | £15.00    |
| Approx. Factor Fees                   | £150.00   |
| Ground Rent                           | £15.00    |
| Letting Fees                          | £120.00   |
| Total Monthly Costs                   | £875.00   |
| Monthly Net Income                    | £325.00   |
| Annual Net Income                     | £3,900.00 |
| Net Return                            | 6.80%     |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,500.00**  
Adjusted To

Net Return                      **2.61%**

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

Annual Net Income      **£1,320.00**  
Adjusted To

Net Return                      **2.30%**



# 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 £175,000.



£175,000

## 2 bedroom flat for sale

5/Abbey Court, CV1

CURRENTLY ADVERTISED

Marketed from 20 Feb 2025 by Darams Properties, Coventry

+ Add to report



£170,000

## 2 bedroom apartment for sale

Top Floor Apartment city centre High Quality

NO LONGER ADVERTISED

Marketed from 18 Jul 2025 to 29 Jul 2025 (11 days) by Envisage Sales & Lettings, Coventry

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,285 based on the analysis carried out by our letting team at **Let Property Management**.



£3,285 pcm

## 2 bedroom serviced apartment

+ Add to report

Conisbrough Keep, Coventry, West Midlands, CV1

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Nov 2024 to 14 Jul 2025 (235 days) by Livinc, North Street



£1,275 pcm

## 2 bedroom apartment

+ Add to report

Conisbrough Keep, Coventry

CURRENTLY ADVERTISED

Marketed from 19 Jun 2025 by Envisage Sales & Lettings, Coventry

# 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: **10 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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