

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Conisbrough Keep, Coventry, CV1

219723431











## **Property Description**

Our latest listing is in Conisbrough Keep, Coventry, CV1

Get instant cash flow of £1,200 per calendar month with a 7.6% 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...







Conisbrough Keep, Coventry, CV1



2 Bedrooms

2 Three-Piece Bathrooms

Well-Equipped Kitchen with Ample Storage

Open-Plan Lounge and Dining Area

**Factor Fees: TBC** 

**Ground Rent: TBC** 

Lease Length: 135 years

Current Rent: £1,200

21972343

# Lounge









# Kitchen



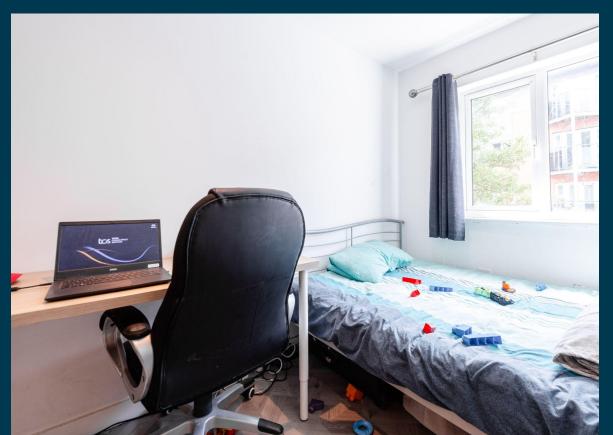






# Bedrooms



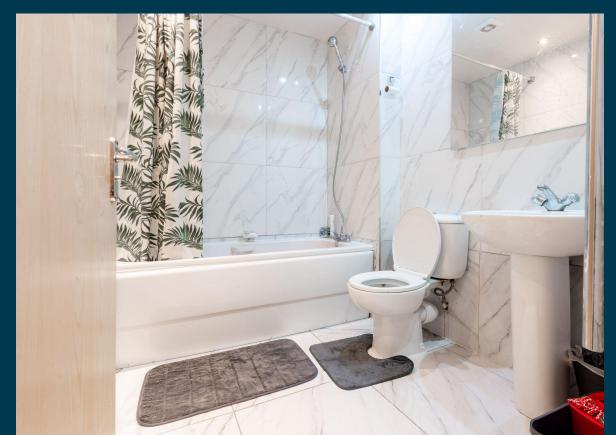






# Bathroom









## **Exterior**









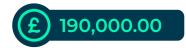
## **Initial Outlay**





Figures based on assumed purchase price of £190,000.00 and borrowing of £142,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£47,500.00** 

SDLT Charge £10,800

Legal Fees £1,000.00

Total Investment £59,300.00

### **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 £1,200 per calendar month.

Returns Based on Rental Income	£1,200
Mortgage Payments on £142,500.00 @ 5%	£593.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	ТВС
Letting Fees	£120.00
Total Monthly Costs	£728.75
Monthly Net Income	£471.25
Annual Net Income	£5,655.00
Net Return	9.54%

## Return Stress Test Analysis Report





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

Annual Net Income

£3,255.00

**Adjusted To** 

Net Return

5.49%

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

Annual Net Income

£2,805.00

Adjusted To

Net Return

4.73%

## 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 £180,000.







5/Abbey Court, CV1

#### CURRENTLY ADVERTISED

Marketed from 20 Feb 2025 by Darams Properties, Coventry

Stylich 2-Rad Flat in Covated Ahhay Court - Your Dream Home Awaitel

## Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



£1,250 pcm

£1,250 pcm

#### 2 bedroom apartment

+ Add to report

Caister Hall, Conisbrough Keep, Coventry

#### NO LONGER ADVERTISED

Marketed from 26 Nov 2024 to 26 Feb 2025 (91 days) by Prominence Estates, Coventry



2 bedroom apartment

+ Add to report

Caister Hall, Conisbrough Keep, Coventry

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 Oct 2024 to 24 Dec 2024 (62 days) by Prominence Estates, Coventry

Luwin 2 Padraam Apartment | Master Padraam With En Suite | 12 Month Tananay Only | Open Dian

#### **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** 



Conisbrough Keep, Coventry, CV1



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.