

LET PROPERTY PACK

INVESTMENT INFORMATION

Conisbrough Keep,
Coventry, CV1

219723431

 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 **7.6%** 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

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Property Key Features

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

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 190,000.00

25% Deposit £47,500.00

SDLT Charge £10,800

Legal Fees £1,000.00

Total Investment £59,300.00

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 £142,500.00 @ 5%	£593.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
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.



2 bedroom apartment for sale

+ Add to

Priory Place, Coventry, West Midlands, CV1

NO LONGER ADVERTISED

Marketed from 17 Mar 2021 to 3 Aug 2021 (138 days) by British Homesellers, National



2 bedroom flat for sale

+ Add to

5/Abbey Court, CV1

CURRENTLY ADVERTISED

Marketed from 20 Feb 2025 by Darams Properties, Coventry

Stylish 2-Bed Flat in Coveted Abbey Court - Your Dream Home Awaits!

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

2 bedroom apartment

Caister Hall, Conisbrough Keep, Coventry

NO LONGER ADVERTISED

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

+ Add to report



£1,250 pcm

2 bedroom apartment

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

+ Add to report

Living: 2 Bedroom Apartment | Master Bedroom With En. Suite | 12 Month Tenancy Only | Open Plan

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.



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