

LET PROPERTY PACK

INVESTMENT INFORMATION

Carpathia Drive,
Southampton, SO14

220129807

 www.letproperty.co.uk





Property Description

Our latest listing is in Carpathia Drive, Southampton, SO14

Get instant cash flow of **£750** per calendar month with a **7.5%** Gross Yield for investors.

This property has a potential to rent for **£953** which would provide the investor a Gross Yield of **9.5%** if the rent was increased to market rate.

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...



Carpathia Drive,
Southampton, SO14

220129807



Property Key Features

1 Bedroom

1 Bathroom

Fully-Equipped Kitchen

Expansive Lounge

Sheltered Parking Space

Factor Fees: £230.00 PM

Ground Rent: £25.00 PM

Lease Length: 105 years

Current Rent: £750

Market Rent: £953

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 120,000.00

25% Deposit	£30,000.00
SDLT Charge	£6,000
Legal Fees	£1,000.00
Total Investment	£37,000.00

Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 953



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



Returns Based on Rental Income	£750	£953
Mortgage Payments on £90,000.00 @ 5%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£230.00	
Ground Rent	£25.00	
Letting Fees	£75.00	£95.30
Total Monthly Costs	£720.00	£740.30
Monthly Net Income	£30.00	£212.70
Annual Net Income	£360.00	£2,552.40
Net Return	0.97%	6.90%

Return **Stress Test** Analysis Report



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

Annual Net Income **£646.40**
Adjusted To

Net Return **1.75%**

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

Annual Net Income **£1,052.40**
Adjusted To

Net Return **2.84%**

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 £139,950.

 £139,950	1 bedroom apartment for sale Carpathia Drive, Southampton, SO14 NO LONGER ADVERTISED Marketed from 12 Dec 2019 to 2 Jun 2020 (172 days) by Enfields, Southampton City Centre Apartment One Bedroom 555 Sq Ft 555 Sq Ft Kitchen Modern Bathroom Double Glazing	+ Add to report
 £128,000	1 bedroom flat for sale Carpathia Drive, Southampton, Hampshire, SO14 NO LONGER ADVERTISED Marketed from 3 Jun 2020 to 26 Aug 2020 (83 days) by Your Move Sales, Southampton	+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

1 bedroom apartment

+ Add to report

Bernard Street, Southampton, Hampshire, SO14

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 May 2024 to 15 Jul 2024 (46 days) by Charters, Southampton

One double bedroom | Ground floor | Modern fitted lounge/kitchen and utility room | Modern three-...



£995 pcm

1 bedroom apartment

+ Add to report

Ted Bates Road, SO14

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 May 2024 to 4 Jun 2024 (27 days) by Enfields, Southampton

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: **4 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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