

LET PROPERTY PACK

INVESTMENT INFORMATION

Brockton Street,
Northampton, NN2 6HA

219663473

 www.letproperty.co.uk





Property Description

Our latest listing is in Brockton Street, Northampton, NN2 6HA

Get instant cash flow of **£995** per calendar month with a **6.28%** Gross Yield for investors.

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **7.58%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



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Property Key Features

2 Bedrooms

1 Bathroom

**Allocated parking in a secure,
gated car park**

**Communal Front and Rear
Gardens**

Factor Fees: [Field - Factors]

Ground Rent: TBC

Lease Length: 102 years

Current Rent: £995

Market Rent: £1,200

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £219,000.00 and borrowing of £164,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 219,000.00

25% Deposit £54,750.00

SDLT Charge £12,830

Legal Fees £1,000.00

Total Investment £68,580.00

Projected Investment Return



The monthly rent of this property is currently set at £995 per calendar month but the potential market rent is

£1,200



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



Returns Based on Rental Income	£995	£1,200
Mortgage Payments on £164,250.00 @ 5%	£684.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£99.50	£120.00
Total Monthly Costs	£798.88	£819.38
Monthly Net Income	£196.13	£380.63
Annual Net Income	£2,353.50	£4,567.50
Net Return	3.43%	6.66%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,167.50**
Adjusted To

Net Return **3.16%**

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

Annual Net Income **£1,282.50**
Adjusted To

Net Return **1.87%**

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 £235,000.



£235,000

2 bedroom apartment for sale

+ Add to report

Welford Road, Northampton, Northamptonshire, NN2

NO LONGER ADVERTISED

Marketed from 3 Dec 2024 to 30 Jan 2025 (58 days) by Chelton Brown, Northampton

No Chain | Two Bedrooms | Large Lounge with Patio Doors | Stunning Modern Kitchen | Wetroom/Bathr...



£234,000

2 bedroom retirement property for sale

+ Add to report

Welford Road, Northampton, NN2

NO LONGER ADVERTISED

Marketed from 9 Sep 2024 to 19 Feb 2025 (162 days) by Bettermove, Nationwide

2 Bedroom | Ground Floor Apartment | Over 70s Property Only | Vacant for Immediate Possession | E...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,295 based on the analysis carried out by our letting team at **Let Property Management**.



£1,295 pcm

2 bedroom flat

The Nurseries, Cliftonville, Northampton

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Mar 2025 to 10 Apr 2025 (26 days) by Kingston Real Estate (Property Management) Limited, Northampton

Furnished/Unfurnished: A modern and contemporary top floor two-bedroom apartment located close to...

+ Add to report



£1,250 pcm

2 bedroom apartment

**** FULLY FURNISHED **** Wellingborough Road, Northampton

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Jul 2024 to 26 Aug 2024 (48 days) by Oscar James, Kettering

FULLY FURNISHED | VIEWS OVER ABINGTON PARK | CLOSE TO TOWN CENTRE | CHARACTER PROPERTY
| TWO DOUB...

+ Add to report

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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