

LET PROPERTY PACK

INVESTMENT INFORMATION

Hockliffe Road, Leighton
Buzzard, LU7

220286982

 www.letproperty.co.uk





Property Description

Our latest listing is in Hockliffe Road, Leighton Buzzard, LU7

Get instant cash flow of **£1,200** per calendar month with a **6.6%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfected 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...



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Property Key Features

2 bedroom

1 bathroom

Spacious Room

Easy Access to Local Amenities

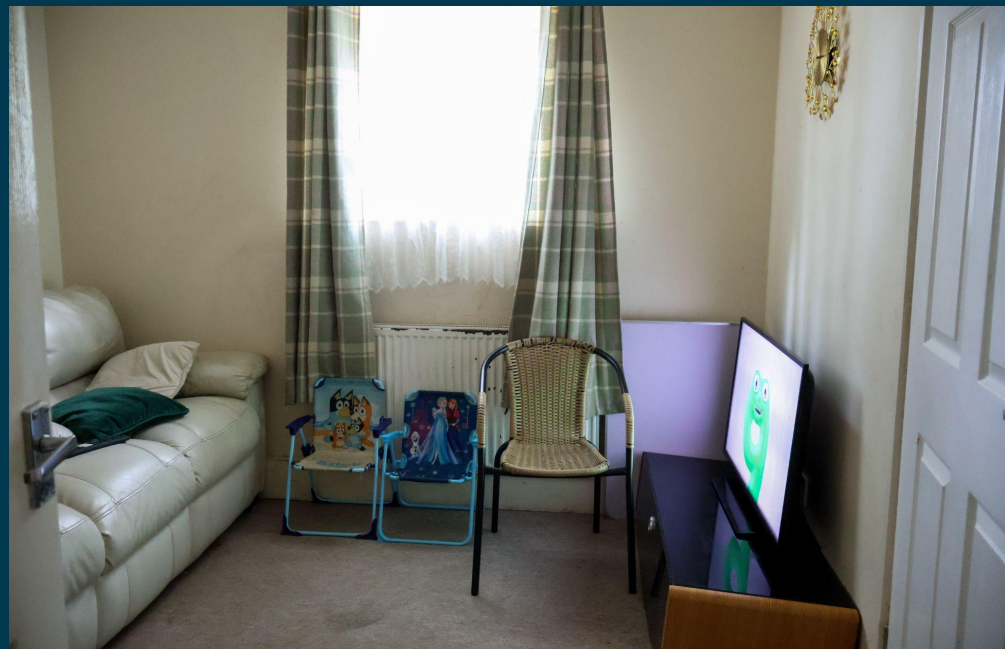
Factor Fees: TBC

Ground Rent: TBC

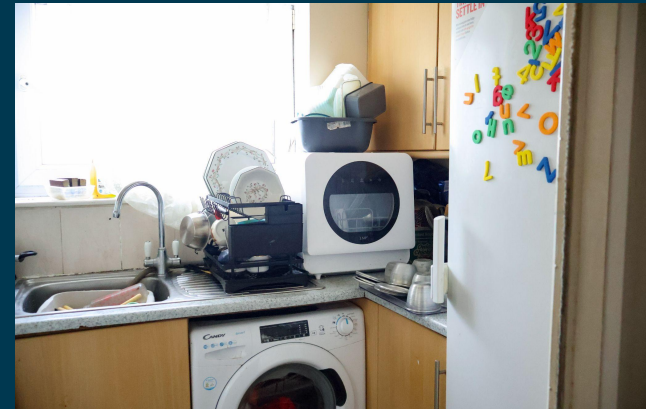
Lease Length: 102 years

Current Rent: £1,200

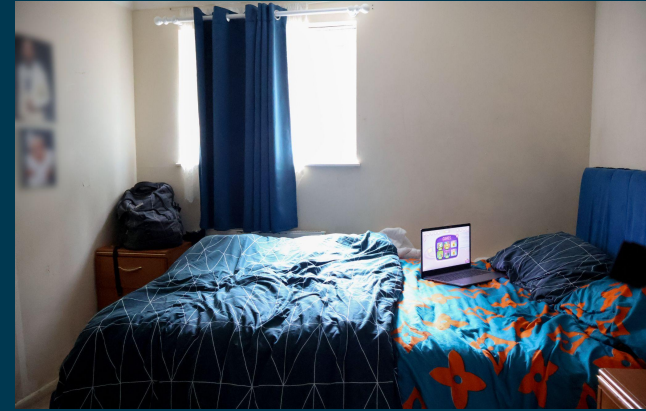
Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £218,000.00 and borrowing of £163,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 218,000.00

25% Deposit £54,500.00

SDLT Charge £12,760

Legal Fees £1,000.00

Total Investment £68,260.00

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 £163,500.00 @ 5%	£681.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£120.00
Total Monthly Costs	£816.25
Monthly Net Income	£383.75
Annual Net Income	£4,605.00
Net Return	6.75%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,205.00**
Adjusted To

Net Return **3.23%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£1,335.00**
Adjusted To

Net Return **1.96%**

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 £170,000.



£170,000

2 bedroom ground floor flat for sale

+ Add to repo

Oatfield Gardens, Leighton Buzzard

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 Jul 2022 to 2 Nov 2022 (104 days) by Connells, Leighton Buzzard



£162,500

2 bedroom end of terrace house for sale

+ Add to report

Lister Corner, LEIGHTON BUZZARD

NO LONGER ADVERTISED

SOLD STC

Marketed from 22 Aug 2024 to 5 Sep 2024 (14 days) by Connells, Leighton Buzzard

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 maisonette

KIngfisher Drive, Leighton Buzzard

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Jul 2025 to 18 Aug 2025 (41 days) by Watsons Letting Agents, Leighton Buzzard

+ Add to report



£1,250 pcm

2 bedroom flat

Drakes Avenue, Leighton Buzzard, LU7

NO LONGER ADVERTISED

Marketed from 21 Feb 2024 to 26 Feb 2024 (4 days) by OpenRent, London

+ 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**



Current term of tenancy: **5 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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