

LET PROPERTY PACK

INVESTMENT INFORMATION

Conisbrough Keep,
Coventry, CV1

219723338

 www.letproperty.co.uk





Property Description

Our latest listing is in Conisbrough Keep, Coventry, CV1

Get instant cash flow of **£1,225** per calendar month with a **8.0%** Gross Yield for investors.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Conisbrough Keep,
Coventry, CV1

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Property Key Features

2 Bedroom

2 Bathroom

Spacious Lounge

Well-equipped Kitchen

Factor Fees: TBC

Ground Rent: £15.00 PM

Lease Length: 135 years

Current Rent: £1,225

Lounge



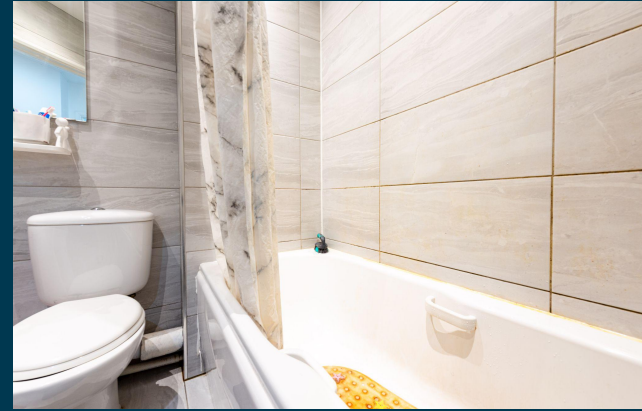
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £184,000.00 and borrowing of £138,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 184,000.00

25% Deposit	£46,000.00
SDLT Charge	£10,380
Legal Fees	£1,000.00
Total Investment	£57,380.00

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 £1,225 per calendar month.

Returns Based on Rental Income	£1,225
Mortgage Payments on £138,000.00 @ 5%	£575.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	£15.00
Letting Fees	£122.50
Total Monthly Costs	£727.50
Monthly Net Income	£497.50
Annual Net Income	£5,970.00
Net Return	10.40%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,520.00**
Adjusted To

Net Return **6.13%**

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

Annual Net Income **£3,390.00**
Adjusted To

Net Return **5.91%**

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 £175,000.



£175,000

2 bedroom flat for sale

5/Abbey Court, CV1

CURRENTLY ADVERTISED

Marketed from 20 Feb 2025 by Darams Properties, Coventry

+ Add to report



£170,000

2 bedroom apartment for sale

Top Floor Apartment city centre High Quality

NO LONGER ADVERTISED

Marketed from 18 Jul 2025 to 29 Jul 2025 (11 days) by Envisage Sales & Lettings, Coventry

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,285 based on the analysis carried out by our letting team at **Let Property Management**.



£3,285 pcm

2 bedroom serviced apartment

+ Add to report

Conisbrough Keep, Coventry, West Midlands, CV1

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Nov 2024 to 14 Jul 2025 (235 days) by Livinc, North Street



£1,275 pcm

2 bedroom apartment

+ Add to report

Conisbrough Keep, Coventry

CURRENTLY ADVERTISED

Marketed from 19 Jun 2025 by Envisage Sales & Lettings, Coventry

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
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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