

LET PROPERTY PACK

INVESTMENT INFORMATION

Peckerdale Gardens,
Derby, DE21

220287007

 www.letproperty.co.uk





Property Description

Our latest listing is in Peckerdale Gardens, Derby, DE21

This property has a potential to rent for **£1,500** which would provide the investor a Gross Yield of **13.6%** if the rent was increased to market rate.

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

2 bathroom

Spacious Room

Well Maintained Property

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 134 years

Market Rent: £1,500

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £132,000.00 and borrowing of £99,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 132,000.00

25% Deposit £33,000.00

SDLT Charge £6,740

Legal Fees £1,000.00

Total Investment £40,740.00

Projected Investment Return



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



Returns Based on Rental Income	£1,500
Mortgage Payments on £99,000.00 @ 5%	£412.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£150.00
Total Monthly Costs	£577.50
Monthly Net Income	£922.50
Annual Net Income	£11,070.00
Net Return	27.17%

Return **Stress Test** Analysis Report



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

Annual Net Income **£8,070.00**
Adjusted To

Net Return **19.81%**

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

Annual Net Income **£9,090.00**
Adjusted To

Net Return **22.31%**

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 £125,000.



£125,000

2 bedroom apartment for sale

Peckerdale Gardens, Keepers Place, Spondon

CURRENTLY ADVERTISED

SOLD STC

Marketed from 30 Apr 2025 by Martin & Co, Derby

+ Add to report



£125,000

2 bedroom apartment for sale

Peckerdale Gardens, Derby, DE21

NO LONGER ADVERTISED

Marketed from 3 Apr 2024 to 6 Dec 2024 (246 days) by Purplebricks, covering Derby

+ Add to re

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,650 based on the analysis carried out by our letting team at **Let Property Management**.



£1,650 pcm

2 bedroom flat

Alvaston, Derby, DE24

NO LONGER ADVERTISED

Marketed from 28 Feb 2023 to 2 Jun 2023 (93 days) by OpenRent, London

+ Add to report



£1,300 pcm

2 bedroom apartment

Erasmus Drive, Derby

NO LONGER ADVERTISED

Marketed from 8 Apr 2025 to 17 Apr 2025 (9 days) by Ashley Adams Lettings, Derby

+ 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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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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