

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Ashley Road, Poole, BH14

219007299

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Ashley Road, Poole, BH14

Get instant cash flow of **£650** per calendar month with a **9.1%** Gross Yield for investors.

**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

**Studio Flat**

**1 Bathroom**

**Spacious Living Area**

**Well-Equipped Kitchen**

**Factor Fees: £150.00 PM**

**Ground Rent: £20.00 PM**

**Lease Length: 70 years**

**Current Rent: £650**

# Living Space



# Kitchen



# Bathroom



# Exterior





Figures based on assumed purchase price of £86,000.00 and borrowing of £64,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 86,000.00

25% Deposit £21,500.00

SDLT Charge £4,300

Legal Fees £1,000.00

Total Investment £26,800.00

# Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month.



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



Returns Based on Rental Income	£650
Mortgage Payments on £64,500.00 @ 5%	£268.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£150.00
Ground Rent	£20.00
Letting Fees	£65.00
Total Monthly Costs	£518.75
Monthly Net Income	£131.25
Annual Net Income	£1,575.00
Net Return	5.88%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£275.00**  
Adjusted To

Net Return                      **1.03%**

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

Annual Net Income      **£525.00**  
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 £79,995.



£79,995

## Studio flat for sale

+ Add to report

Studio flat Ashley Road

NO LONGER ADVERTISED

Marketed from 29 Apr 2016 to 21 Mar 2025 (3247 days) by Whites Estates, Bourmemouth



£77,500

## Studio flat for sale

+ Add to report

Flat 2, 486 Ashley Road

NO LONGER ADVERTISED

Marketed from 2 Sep 2019 to 21 Sep 2020 (384 days) by Martin & Co, Poole

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

## Studio flat

+ Add to report

Brook Road, Poole, Dorset, BH12

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 May 2025 to 15 Jul 2025 (56 days) by Portfolio Lettings Experts, Bournemouth



£675 pcm

## Studio apartment

+ Add to report

Ashley Road, Poole, BH15

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Apr 2024 to 28 May 2024 (42 days) by Leaders Lettings, Poole

# 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.



**LETPROPERTY**