

LET PROPERTY PACK

INVESTMENT INFORMATION

Bouverie Court, Leeds, LS9

220619635

 www.letproperty.co.uk





Property Description

Our latest listing is in Bouverie Court, Leeds, LS9

Get instant cash flow of **£900** per calendar month with a **7.9%** Gross Yield for investors.

This property has a potential to rent for **£1,127** which would provide the investor a Gross Yield of **9.9%** 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...



Bouverie Court, Leeds,
LS9

220619635



Property Key Features

2 bedroom

2 bathroom

Spacious Lounge

Ensuite

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 979 years

Current Rent: £900

Market Rent: £1,127

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £162,000.00 and borrowing of £121,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 162,000.00

25% Deposit	£40,500.00
SDLT Charge	£8,840
Legal Fees	£1,000.00
Total Investment	£50,340.00

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 £900 per calendar month but the potential market rent is

£ 1,127

Returns Based on Rental Income	£900	£1,127
Mortgage Payments on £121,500.00 @ 5%	£506.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£90.00	£112.70
Total Monthly Costs	£611.25	£633.95
Monthly Net Income	£288.75	£493.05
Annual Net Income	£3,465.00	£5,916.60
Net Return	6.88%	11.75%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,662.60**
Adjusted To

Net Return **7.28%**

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

Annual Net Income **£3,486.60**
Adjusted To

Net Return **6.93%**

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 apartment for sale

Bouverie Court, Leeds City Centre

+ Add to report

NO LONGER ADVERTISED

Two Double Bedrooms | Top Floor | Secluded development | On site caretaker |
Allocated Parking wi...

Marketed from 8 Jun 2023 to 21 Sep 2023 (104 days) by The Estate Agency Leeds, Leeds



£169,950

2 bedroom flat for sale

Bouverie Court, Leeds

+ Add to report

NO LONGER ADVERTISED

Two Double Bedrooms | Well Presented Apartment | Allocated Parking Space | Close To
Motorway Netw...

SOLD PRICE HISTORY

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 apartment

Bouverie Court, Leeds

NO LONGER ADVERTISED

Marketed from 13 Sep 2023 to 13 Sep 2023 by The Estate Agency Leeds, Leeds

+ Add to report



£1,200 pcm

2 bedroom flat

Bouverie Court, Leeds, LS9

NO LONGER ADVERTISED

Marketed from 5 Aug 2025 to 9 Aug 2025 (3 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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