

LET PROPERTY PACK

INVESTMENT INFORMATION

Stanley Street,
Northampton, NN2

221240264

 www.letproperty.co.uk





Property Description

Our latest listing is in Stanley Street, Northampton, NN2

Get instant cash flow of **£1,050** per calendar month with a **6.7%** Gross Yield for investors.

This property has a potential to rent for **£1,087** which would provide the investor a Gross Yield of **6.9%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



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Northampton, NN2

221240264



Property Key Features

3 bedrooms

1 bathroom

Private outdoor space

Versatile living areas

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £1,050

Market Rent: £1,087

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £188,000.00 and borrowing of £141,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 188,000.00

25% Deposit £47,000.00

SDLT Charge £10,660

Legal Fees £1,000.00

Total Investment £58,660.00

Projected Investment Return



The monthly rent of this property is currently set at £1,050 per calendar month but the potential market rent is

£ 1,087



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



Returns Based on Rental Income	£1,050	£1,087
Mortgage Payments on £141,000.00 @ 5%	£587.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	FREEHOLD	
Ground Rent	FREEHOLD	
Letting Fees	£105.00	£108.70
Total Monthly Costs	£707.50	£711.20
Monthly Net Income	£342.50	£375.80
Annual Net Income	£4,110.00	£4,509.60
Net Return	7.01%	7.69%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,335.60**
Adjusted To

Net Return **3.98%**

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

Annual Net Income **£1,689.60**
Adjusted To

Net Return **2.88%**

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 £200,000.



£200,000

3 bedroom terraced house for sale

+ Add to r

Lower Hester Street, Northampton

NO LONGER ADVERTISED **SOLD STC**

Marketed from 14 Nov 2024 to 30 Dec 2024 (45 days) by Connells, Kingsthorpe

WITHIN WALKING DISTANCE TO NORTHAMPTON TRAIN STATION AND TOWN CENTRE | OPEN F
LIVING/DINING RO...



£200,000

3 bedroom terraced house for sale

+ Add to

Cambridge Street, Northampton

NO LONGER ADVERTISED

Marketed from 30 Jun 2023 to 26 Jul 2023 (26 days) by haart, Northampton

Three Double Bedrooms | Open Plan Lounge / Diner | Sun Room | Downstairs Bathroom | Shower

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,755 based on the analysis carried out by our letting team at **Let Property Management**.



£1,755 pcm

3 bedroom terraced house

Gordon Street, Northampton

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Dec 2024 to 1 Feb 2025 (58 days) by Key Home Limited, Northampton

+ Add to report



£1,755 pcm

3 bedroom terraced house

Lower Adelaide Street, Northampton

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 Nov 2024 to 18 Dec 2024 (21 days) by Key Home Limited, Northampton

+ Add to report

Current Tenant Profile



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: **2+ years**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for the 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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