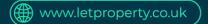


LET PROPERTY PACK

INVESTMENT INFORMATION

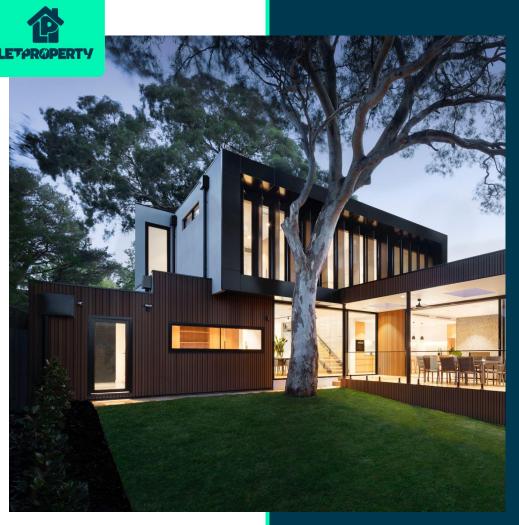
Osric Court Peterborough PEI 5LW

220467513









Property Description

Our latest listing is in Osric Court Peterborough PEI 5LW

Get instant cash flow of £700 per calendar month with a 7.0% Gross Yield for investors.

This property has a potential to rent for £854 which would provide the investor a Gross Yield of 8.5% if the rent was increased to market rate.

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...







Osric Court Peterborough PE1 5LW



2 bedroom

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £200.00 PM

Ground Rent: 98 years

Lease Length: Leasehold

Current Rent: £700

Market Rent: £854

220467513

Lounge









Kitchen









Bedrooms









Bathroom









Exterior









Initial Outlay





purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£30,000.00**

SDLT Charge £6,000

Legal Fees £1,000.00

Total Investment £37,000.00

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 £700 per calendar month but the potential market rent is

(£)	854
	· ·

Returns Based on Rental Income	£700	£854
Mortgage Payments on £90,000.00 @ 5%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£200.00	
Ground Rent	98 years	
Letting Fees	£70.00	£85.40
Total Monthly Costs	£660.00	£675.40
Monthly Net Income	£40.00	£178.60
Annual Net Income	£480.00	£2,143.20
Net Return	1.30%	5.79 %

Return Stress Test Analysis Report





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

£435.20

Annual Net Income

Adjusted To

Net Return

1.18%

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

Annual Net Income

£343.20

Adjusted To

Net Return

0.93%

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 £135,000.



2 bedroom flat for sale

+ Add to report

Osric Court, Peterborough, PE1

NO LONGER ADVERTISED

SOLD STC

Marketed from 28 Aug 2024 to 13 Feb 2025 (169 days) by Rosedale Property Agents, Peterborough



£135,000

£130,000

2 bedroom apartment for sale

+ Add to report

Osric Court, Peterborough

NO LONGER ADVERTISED

Marketed from 26 Jul 2025 to 14 Aug 2025 (18 days) by Firmin & Co, Peterborough

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at Let Property Management.



£850 pcm

£795 pcm



Osric Court, Eastfield, Peterborough

NO LONGER ADVERTISED

Marketed from 10 Jul 2023 to 13 Jul 2023 (3 days) by City & County (UK) Ltd, Peterborough



2 bedroom apartment

Osric Court, Peterborough

NO LONGER ADVERTISED

LET AGREED

+ Add to report

+ Add to report

Marketed from 22 Mar 2025 to 7 Apr 2025 (16 days) by Firmin & Co, Hampton

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: **6+ 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.





Interested in this property investment?

Call us on **0141 478 0985**

Osric Court Peterborough PEI 5LW



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.