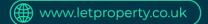


LET PROPERTY PACK

INVESTMENT INFORMATION

Hussars Court, March, PE15 9TJ

220213728











Property Description

Our latest listing is in Hussars Court, March, PE15 9TJ

Get instant cash flow of £650 per calendar month with a 7.4% Gross Yield for investors.

This property has a potential to rent for £717 which would provide the investor a Gross Yield of 8.2% 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...







Hussars Court, March, PE15 9TJ



1 bedroom

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £164.15 PM

Ground Rent: £9.82 PM

Lease Length: 92 years

Current Rent: £650

Market Rent: £717

220213728

Lounge









Kitchen







Bedrooms









Bathroom









Exterior









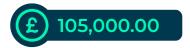
Initial Outlay





Figures based on assumed purchase price of £105,000.00 and borrowing of £78,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£26,250.00**

SDLT Charge £5,250

Legal Fees £1,000.00

Total Investment £32,500.00

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 £650 per calendar month but the potential market rent is \cap

Returns Based on Rental Income	£650	£717
Mortgage Payments on £78,750.00 @ 5%	£328.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£164.15	
Ground Rent	£9.82	
Letting Fees	£65.00	£71.70
Total Monthly Costs	£582.10	£588.80
Monthly Net Income	£67.91	£128.21
Annual Net Income	£814.86	£1,538.46
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Return Stress Test Analysis Report





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

Annual Net Income

£104.46

Adjusted To

Net Return

0.32%

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

Annual Net Income

£81.30

Adjusted To

Net Return

0.25%

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 £130,000.



1 bedroom ground floor flat for sale

+ Add to report

Robingoodfellows Lane, March

NO LONGER ADVERTISED

Marketed from 24 Jul 2024 to 18 Feb 2025 (208 days) by Ellis Winters Estate Agents, March



1 bedroom flat for sale

+ Add to report

Camargue Drive, March

CURRENTLY ADVERTISED SOLD STC

Marketed from 17 Feb 2025 by Ellis Winters Estate Agents, March

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



1 bedroom property

+ Add to report

29 Hussars Court, Cambs, March

NO LONGER ADVERTISED

Marketed from 16 Jan 2025 to 11 Feb 2025 (25 days) by William H. Brown Lettings, March



1 bedroom ground floor flat

+ Add to report

£675 pcm

Hussars Court, March

NO LONGER ADVERTISED

Marketed from 4 Apr 2025 to 29 Apr 2025 (24 days) by Ellis Winters Estate Agents, March

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: **Moved in** within the last 2 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**



Hussars Court, March, PE15 9TJ



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.