

LET PROPERTY PACK

INVESTMENT INFORMATION

Hughenden Road, High
Wycombe, HP13

220413756

 www.letproperty.co.uk





Property Description

Our latest listing is in Hughenden Road, High Wycombe, HP13

Get instant cash flow of **£1,100** per calendar month with a **6.3%** Gross Yield for investors.

This property has a potential to rent for **£1,100** which would provide the investor a Gross Yield of **6.3%** if the rent was increased to market rate.

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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Wycombe, HP13

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Property Key Features

1 Bedroom

1 Bathroom

Expansive Lounge

Well-Fitted Kitchen

Factor Fees: £96.00 PM

Ground Rent: £17.00 PM

Lease Length: 119 years

Current Rent: £1,100

Lounge



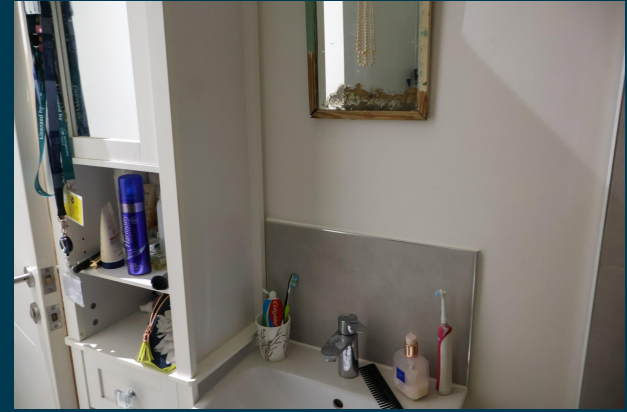
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £210,000.00 and borrowing of £157,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 210,000.00

25% Deposit	£52,500.00
SDLT Charge	£12,200
Legal Fees	£1,000.00
Total Investment	£65,700.00

Projected Investment Return



The monthly rent of this property is currently set at £1,100 per calendar month.



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



Returns Based on Rental Income	£1,100	£1,100
Mortgage Payments on £157,500.00 @ 5%	£656.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£96.00	
Ground Rent	£17.00	
Letting Fees	£110.00	£110.00
Total Monthly Costs	£894.25	£894.25
Monthly Net Income	£205.75	£205.75
Annual Net Income	£2,469.00	£2,469.00
Net Return	3.76%	3.76%

Return **Stress Test** Analysis Report



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

Annual Net Income **£269.00**
Adjusted To

Net Return **0.41%**

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

Annual Net Income **-£477.00**
Adjusted To

Net Return **-0.73%**

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 £220,000.



£220,000

1 bedroom flat for sale

+ Add to report

Hughenden Road, High Wycombe

NO LONGER ADVERTISED

Marketed from 26 Apr 2024 to 9 Jul 2024 (74 days) by Ryevieview Homes, High Wycombe

One Double Bedroom | Modern Ground Floor Apartment | Open-Plan Living Room/ Kitchen | Integrated ...



£199,950

1 bedroom apartment for sale

+ Add to

Hughenden Road, High Wycombe, Buckinghamshire, HP13

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 Nov 2019 to 14 Jul 2020 (235 days) by JNP - New Homes, High Wycombe

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property Management**.



£1,600 pcm

1 bedroom block of apartments

+ Add

Roberts Road

CURRENTLY ADVERTISED

Marketed from 2 Apr 2025 by Speedy Lettings, Wembley



£1,495 pcm

1 bedroom flat

+ Add

Roberts Road, High Wycombe, HP13

NO LONGER ADVERTISED

Marketed from 23 Apr 2025 to 29 May 2025 (35 days) by OpenRent, London

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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved
within the last 2 years**



Payment history: **On time for length of tenancy**

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