

LET PROPERTY PACK

INVESTMENT INFORMATION

St. Lukes Court, Hatfield, AL10

219603997

 www.letproperty.co.uk





Property Description

Our latest listing is in St. Lukes Court, Hatfield, AL10

Get instant cash flow of **£1,450** per calendar month with a **6.3%** Gross Yield for investors.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



St. Lukes Court, Hatfield,
AL10

219603997



Property Key Features

2 Bedrooms

2 Bathrooms

Spacious Lounge

Modern Kitchen

Factor Fees: TBC

Ground Rent: Leasehold

Lease Length: 130 years

Current Rent: £1,450

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £276,000.00 and borrowing of £207,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 276,000.00

25% Deposit £69,000.00

SDLT Charge £17,600

Legal Fees £1,000.00

Total Investment £87,600.00

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 £1,450 per calendar month.

Returns Based on Rental Income	£1,450
Mortgage Payments on £207,000.00 @ 5%	£862.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Leasehold
Letting Fees	£145.00
Total Monthly Costs	£1,022.50
Monthly Net Income	£427.50
Annual Net Income	£5,130.00
Net Return	5.86%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,230.00**
Adjusted To

Net Return **2.55%**

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

Annual Net Income **£990.00**
Adjusted To

Net Return **1.13%**

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 £360,000.



£360,000

2 bedroom apartment for sale

+ Add to re

Newtown House, Town Centre, Hatfield, Hertfordshire

NO LONGER ADVERTISED

SOLD STC

Marketed from 2 Apr 2024 to 8 Aug 2024 (127 days) by Ashtons, Land & New Homes



£349,000

2 bedroom apartment for sale

+ Add to

25 Newtown House, Hatfield, Hertfordshire

NO LONGER ADVERTISED

SOLD STC

Marketed from 18 Apr 2024 to 23 Dec 2024 (248 days) by Ashtons, Land & New Homes

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,800 based on the analysis carried out by our letting team at **Let Property Management**.



£1,800 pcm

2 bedroom flat

Town Centre, Hatfield

CURRENTLY ADVERTISED

Marketed from 7 Oct 2025 by Win Property, Uxbridge

+ Add



£1,600 pcm

2 bedroom maisonette

Strawmead, Hatfield, AL10

CURRENTLY ADVERTISED

LET AGREED

Marketed from 19 Sep 2025 by Moving Places, Hatfield

+ Add

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.



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