

LET PROPERTY PACK

INVESTMENT INFORMATION

St. Lukes Court, Hatfield, AL10

219603997











Property Description

Our latest listing is in St. Lukes Court, Hatfield, Al 10

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



2 Bedrooms

2 Bathrooms

Spacious Lounge

Modern Kitchen

Factor Fees: TBC

Ground Rent: Leasehold

Lease Length: 130 years

Current Rent: £1,450

219603997

Lounge









Kitchen









Bedrooms









Bathroom









Exterior





Initial Outlay





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



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	ТВС
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.



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



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

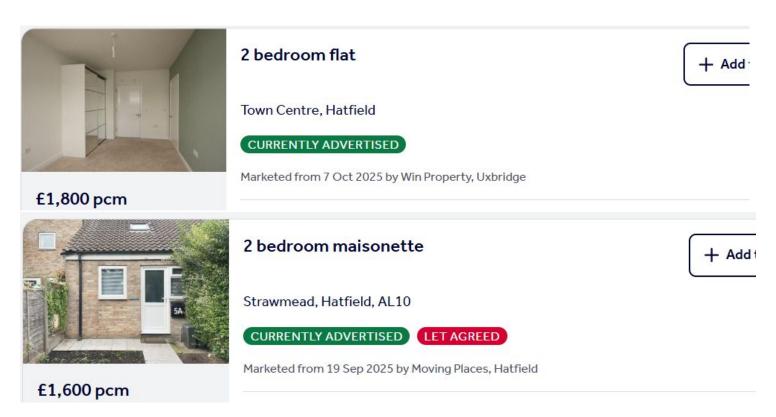
£349,000

£360,000

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**.



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** 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**



St. Lukes Court, Hatfield, AL10



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.