

LET PROPERTY PACK

INVESTMENT INFORMATION

Bramerton Road,
Nottingham, NG8 4NF

221620266

 www.letproperty.co.uk





Property Description

Our latest listing is in Bramerton Road, Nottingham, NG8 4NF

Get instant cash flow of **£725** per calendar month with a **5.8%** Gross Yield for investors.

This property has a potential to rent for **£975** which would provide the investor a Gross Yield of **7.8%** if the rent was increased to market rate.

With tenants 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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Property Key Features

3 Bedrooms

1 Bathroom

Private Driveway Parking

**Communal Front and Rear
Gardens**

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £725

Market Rent: £975

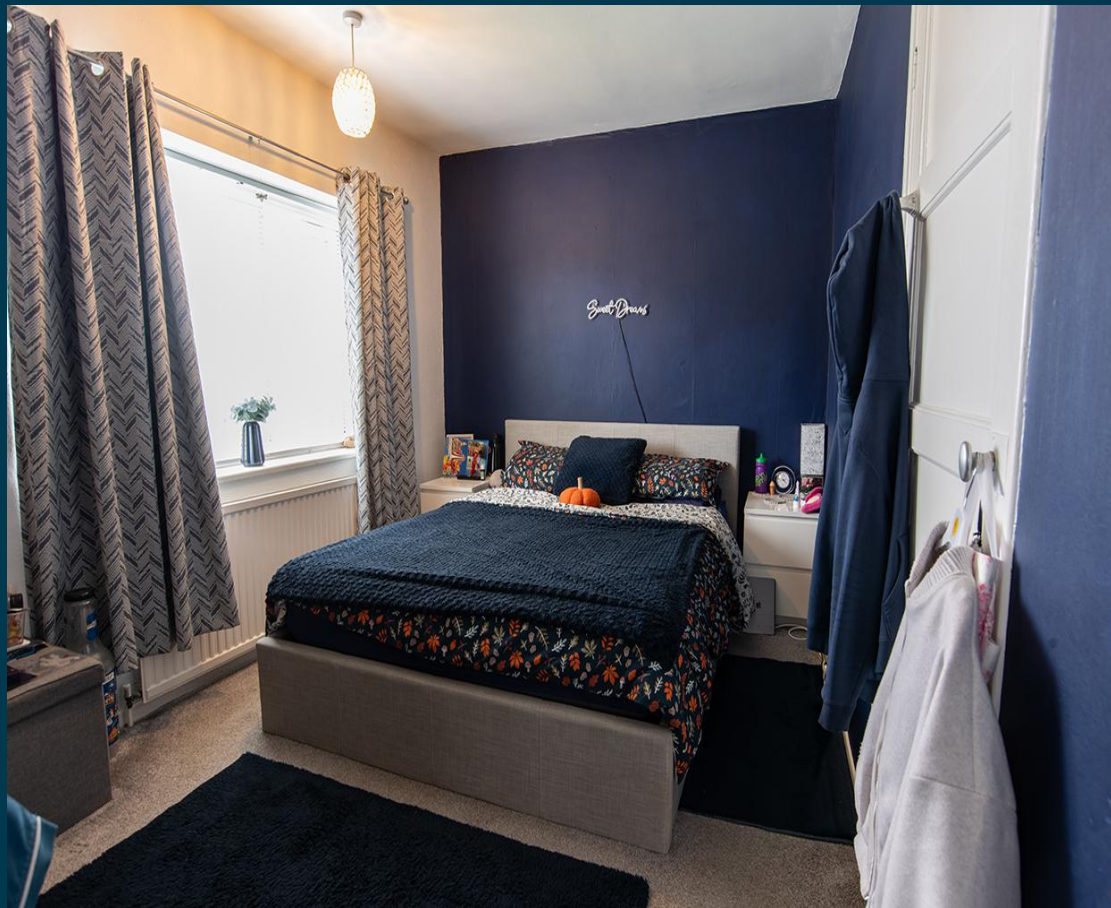
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £173,000.00 and borrowing of £129,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 173,000.00

25% Deposit	£43,250.00
SDLT Charge	£9,610
Legal Fees	£1,000.00
Total Investment	£53,860.00

Projected Investment Return



The monthly rent of this property is currently set at £725 per calendar month but the potential market rent is

£ 975

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



Returns Based on Rental Income	£725	£975
Mortgage Payments on £129,750.00 @ 5%	£540.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£72.50	£97.50
Total Monthly Costs	£628.13	£653.13
Monthly Net Income	£96.88	£321.88
Annual Net Income	£1,162.50	£3,862.50
Net Return	2.16%	7.17%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,912.50**
Adjusted To

Net Return **3.55%**

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

Annual Net Income **£1,267.50**
Adjusted To

Net Return **2.35%**

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 £180,000.



£180,000

3 bedroom semi-detached house for sale

+ Add to report

Fircroft Avenue, Nottingham, Nottinghamshire, NG8

NO LONGER ADVERTISED

Marketed from 17 Jun 2025 to 7 Jul 2025 (20 days) by OFF AGENT, Nationwide

Nestled on the ever-popular Fircroft Avenue in Nottingham, this delightful end-terrace home offer...



£175,000

3 bedroom semi-detached house for sale

+ Add to report

Shepton Crescent, Aspley, NG8

CURRENTLY ADVERTISED

SOLD STC

Marketed from 16 May 2025 by Purplebricks, covering Nottingham

Three Bedroom Semi Detached House | Conservatory Overlooking The Garden | Driveway Providing Off ...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,150 pcm

3 bedroom semi-detached house

Oval Gardens, Nottingham, NG8

NO LONGER ADVERTISED

Marketed from 10 Jul 2025 to 15 Jul 2025 (5 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 2547626

+ Add to report



£1,125 pcm

3 bedroom semi-detached house

Trowell Grove, Trowell, NG9 3QH

NO LONGER ADVERTISED

Marketed from 28 Jul 2025 to 21 Aug 2025 (24 days) by Robert Ellis, Stapleford

Trowell | Semi Detached House | Part Furnished | Large Garden | Driveway Parking Available | 3 Be...

+ Add to report

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: **4 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.



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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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