

LET PROPERTY PACK

INVESTMENT INFORMATION

Isbourne Road
Cheltenham GL52 5QG

221472677

 www.letproperty.co.uk





Property Description

Our latest listing is in Isbourne Road
Cheltenham GL52 5QG

Get instant cash flow of **£850** per calendar month with a **5.1%** Gross Yield for investors.

This property has a potential to rent for **£903** which would provide the investor a Gross Yield of **5.4%** 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...



Isbourne Road
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Property Key Features

2 bedroom

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £850

Market Rent: £903

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £199,000.00 and borrowing of £149,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 199,000.00

25% Deposit	£49,750.00
SDLT Charge	£11,430
Legal Fees	£1,000.00
Total Investment	£62,180.00

Projected Investment Return



The monthly rent of this property is currently set at £850 per calendar month but the potential market rent is

£ 903

Returns Based on Rental Income	£850	£903
Mortgage Payments on £149,250.00 @ 5%	£621.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£85.00	£90.30
Total Monthly Costs	£721.88	£727.18
Monthly Net Income	£128.13	£175.83
Annual Net Income	£1,537.50	£2,109.90
Net Return	2.47%	3.39%

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



Return **Stress Test** Analysis Report



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

Annual Net Income **£303.90**
Adjusted To

Net Return **0.49%**

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

Annual Net Income **-£875.10**
Adjusted To

Net Return **-1.41%**

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 £210,000.



£210,000

2 bedroom end of terrace house for sale

+ Add to report

Mersey Road, Cheltenham, Gloucestershire, GL52

NO LONGER ADVERTISED

SOLD STC

Marketed from 30 Jun 2024 to 8 Nov 2024 (131 days) by The Property Centre, Cheltenham



£200,000

2 bedroom terraced house for sale

+ Add to report

Isbourne Road, Cheltenham, Gloucestershire, GL52

NO LONGER ADVERTISED

SOLD STC

Marketed from 17 Dec 2024 to 28 Apr 2025 (132 days) by The Property Centre, Cheltenham

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.

 Unfortunately this property is fully booked for viewings. Please get in touch to register your details with us. £950 pcm	2 bedroom semi-detached house Hewlett Road, Cheltenham NO LONGER ADVERTISED LET AGREED Marketed from 6 Sep 2023 to 6 Oct 2023 (29 days) by Move Sales & Lettings, Cheltenham + Add to report
 £895 pcm	2 bedroom semi-detached house Cheltenham, Gloucestershire, GL52 NO LONGER ADVERTISED LET AGREED Marketed from 31 Aug 2023 to 6 Sep 2023 (5 days) by CJ Hole, Cheltenham + 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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved in 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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