

LET PROPERTY PACK

INVESTMENT INFORMATION

Henry Bird Way,
Northampton, NN4 8GA

221596198

 www.letproperty.co.uk





Property Description

Our latest listing is in Henry Bird Way, Northampton, NN4 8GA

Get instant cash flow of **£860** per calendar month with a **8.46%** Gross Yield for investors.

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

1 Bedroom

1 Bathroom

Well-kept Flat

Communal Private Parking

Factor Fees: £100 pm

Ground Rent: £21 pm

Lease Length: 104 years

Current Rent: £860

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £140,000.00 and borrowing of £105,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 140,000.00

25% Deposit **£35,000.00**

SDLT Charge **£7,300**

Legal Fees **£1,000.00**

Total Investment £43,300.00

Projected Investment Return



The monthly rent of this property is currently set at £860 per calendar month



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



Returns Based on Rental Income	£860
Mortgage Payments on £105,000.00 @ 5%	£437.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£100.00
Ground Rent	£21.00
Letting Fees	£86.00
Total Monthly Costs	£659.50
Monthly Net Income	£200.50
Annual Net Income	£2,406.00
Net Return	5.56%

Return **Stress Test** Analysis Report



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

Annual Net Income **£686.00**
Adjusted To

Net Return **1.58%**

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

Annual Net Income **£558.00**
Adjusted To

Net Return **1.29%**

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 £147,500.



£147,500

1 bedroom apartment for sale

+ Add to report

Unit 5 The Green Courtyard, Northampton

NO LONGER ADVERTISED

Marketed from 26 Aug 2025 to 22 Sep 2025 (27 days) by CityRise, Leeds

1-bedroom apartments from £150,950 | Fully fitted kitchens with branded appliances | Secure bike ...



£145,000

1 bedroom apartment for sale

+ Add to report

The Hawkins Building, 2 Dunster Street, Northampton, NN1 3LX

NO LONGER ADVERTISED

SOLD STC

Marketed from 22 Oct 2024 to 9 May 2025 (199 days) by Jackson Grundy Estate Agents, Northampton

Second Floor | Studio Apartment | Bedroom/Living Area | Open Plan Kitchen | Shower Room | Electri...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £915 based on the analysis carried out by our letting team at **Let Property Management**.



£915 pcm

1 bedroom apartment

+ Add to report

Countess Road, Northampton, NN5

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Feb 2025 to 2 Apr 2025 (57 days) by Edward Knight Estate Agents, Northampton

Factory Conversion | One Bed Ground Floor Apartment | Immaculately Presented Throughout | Integra...



£900 pcm

1 bedroom flat

+ Add to report

St Michaels Road, Northampton

NO LONGER ADVERTISED

LET AGREED

Marketed from 16 Apr 2025 to 29 May 2025 (43 days) by James Anthony Estate Agents Ltd, Northampton

Available to rent is this refurbished 1 bedroom duplex style flat located with in walking distanc...

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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