

LET PROPERTY PACK

INVESTMENT INFORMATION

Crossley Court, Cross Road,
Coventry, CV6

221911879

 www.letproperty.co.uk





Property Description

Our latest listing is in Crossley Court, Cross Road, Coventry, CV6

Get instant cash flow of **£625** per calendar month with a **8.7%** Gross Yield for investors.

This property has a potential to rent for **£919** which would provide the investor a Gross Yield of **12.8%** 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...



Crossley Court, Cross
Road, Coventry, CV6

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Property Key Features

2 bedroom

1 bathroom

Spacious Rooms

Good condition

Factor Fees: £70.00 pm

Ground Rent: £0.83 pm

Lease Length: 36 years

Current Rent: £625

Market Rent: £919

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £86,000.00 and borrowing of £64,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 86,000.00

25% Deposit	£21,500.00
SDLT Charge	£4,300
Legal Fees	£1,000.00
Total Investment	£26,800.00

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 £625 per calendar month but the potential market rent is

£ 919

Returns Based on Rental Income	£625	£919
Mortgage Payments on £64,500.00 @ 5%	£268.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£70.00	
Ground Rent	£0.83	
Letting Fees	£62.50	£91.90
Total Monthly Costs	£417.08	£446.48
Monthly Net Income	£207.92	£472.52
Annual Net Income	£2,495.04	£5,670.24
Net Return	9.31%	21.16%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,832.24**
Adjusted To

Net Return **14.30%**

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

Annual Net Income **£4,390.20**
Adjusted To

Net Return **16.38%**

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 £110,000.



£110,000

2 bedroom apartment for sale

Stoney Stanton Road, Foleshill, CV6

CURRENTLY ADVERTISED

Marketed from 1 Mar 2025 by Yopa, Midlands, South West & Wales



£80,000

2 bedroom ground floor flat for sale

Stoney Stanton Road, Coventry

CURRENTLY ADVERTISED

Marketed from 5 Dec 2024 by Connells, Coventry

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

2 bedroom apartment



Apartment , Brooklyn House, Owens Road, Coventry

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 Jul 2025 to 15 Aug 2025 (23 days) by ESTATE CULTURE LTD, Coventry



£950 pcm

2 bedroom flat

Rathbone Court, Stoney Stanton Road, Coventry, CV6

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Aug 2025 to 24 Sep 2025 (40 days) by Suttons, Coventry

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: **1 year+**



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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