

LET PROPERTY PACK

INVESTMENT INFORMATION

Kestrel Lane, Wellingborough, NN8

221684907











Property Description

Our latest listing is in Kestrel Lane, Wellingborough, NN8

Get instant cash flow of £950 per calendar month with a 6.0% Gross Yield for investors.

This property has a potential to rent for £1,150 which would provide the investor a Gross Yield of 7.3% if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

Don't miss out on this fantastic investment opportunity...







Kestrel Lane, Wellingborough, NN8



Property Key Features

3 bedroom

1 bathroom

Spacious Lounge

Well Maintained Property

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £950

Market Rent: £1,150

221684907

Lounge









Kitchen









Bedrooms









Bathroom









Exterior









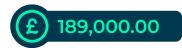
Initial Outlay





Figures based on assumed purchase price of £189,000.00 and borrowing of £141,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£47,250.00**

SDLT Charge £10,730

Legal Fees £1,000.00

Total Investment £58,980.00

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 £950 per calendar month but the potential market rent is

1150
1,150

Returns Based on Rental Income	£950	£1,150
Mortgage Payments on £141,750.00 @ 5%	£590.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£95.00	£115.00
Total Monthly Costs	£700.63	£720.63
Monthly Net Income	£249.38	£429.38
Annual Net Income	£2,992.50	£5,152.50
Net Return	5.07%	8.74%

Return Stress Test Analysis Report





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

Annual Net Income

£2,852.50

Adjusted To

Net Return

4.84%

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

Annual Net Income

£2,317.50

Adjusted To

Net Return

3.93%

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 £150,000.



2 bedroom maisonette for sale

+ Add to rep

Somerford Road, Wellingborough

NO LONGER ADVERTISED

SOLD STC

Marketed from 15 Sep 2022 to 22 May 2023 (249 days) by Richard James Estate Agents, Wellingborou



£150,000

£150,000

2 bedroom flat for sale

+ Add to report

Burywell Road, Wellingborough

NO LONGER ADVERTISED

Marketed from 24 Aug 2022 to 9 Dec 2022 (106 days) by Richard James Estate Agents, Wellingborough

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 house

+ Add to report

Robin Lane, WELLINGBOROUGH

NO LONGER ADVERTISED

Marketed from 23 Aug 2023 to 25 Aug 2023 (1 days) by William H. Brown Lettings, Wellingborough



£1,150 pcm

3 bedroom semi-detached house

+ Add to report

Pearmain Avenue, Wellingborough, NN8

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Apr 2025 to 16 Apr 2025 (14 days) by Copper Violet, Wellingborough

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.





Interested in this property investment?

Call us on **0141 478 0985**



Kestrel Lane, Wellingborough, NN8



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.