

LET PROPERTY PACK

INVESTMENT INFORMATION

Long Meadow Drive, Hinckley, LE10

221944514











Property Description

Our latest listing is in Long Meadow Drive, Hinckley, LE10

Get instant cash flow of £895 per calendar month with a 5.4% Gross Yield for investors.

This property has a potential to rent for £984 which would provide the investor a Gross Yield of 5.9% 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...







Long Meadow Drive, Hinckley, LE10



2 bedroom

2 bathroom

Spacious Rooms

Well Maintained Property

Factor Fees: £153 pm

Ground Rent: £48 pm

Lease Length: 103 years

Current Rent: £895

Market Rent: £984

Lounge









Kitchen









Bedrooms









Bathroom









Exterior









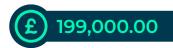
Initial Outlay





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



25% Deposit **£49,750.00**

SDLT Charge £11,430

Legal Fees £1,000.00

Total Investment £62,180.00

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 £895 per calendar month but the potential market rent is

£	984

Returns Based on Rental Income	£895	£984
Mortgage Payments on £149,250.00 @ 5%	£621.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£153.00	
Ground Rent	£48.00	
Letting Fees	£89.50	£98.40
Total Monthly Costs	£927.38	£936.28
Monthly Net Income	-£32.38	£47.73
Annual Net Income	-£388.50	£572.70
Net Return	-0.62%	0.92%

Return Stress Test Analysis Report





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

-£1,395.30

Annual Net Income

- -

Adjusted To

Net Return

-2.24%

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

Annual Net Income

-£1,836.30

Adjusted To

Net Return

-2.95%

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 £195,000.



2 bedroom apartment for sale

+ Add to report

Long Meadow Drive, Hinckley

NO LONGER ADVERTISED

Marketed from 25 Oct 2022 to 5 Dec 2022 (40 days) by Castle Estates, Hinckley

£195,000



£180,000

2 bedroom coach house for sale

+ Add to re

Sansome Drive, Hinckley

NO LONGER ADVERTISED

SOLD STC

Marketed from 14 Aug 2024 to 18 Dec 2024 (126 days) by Scrivins & Co Estate Agents & Letting Age Hinckley

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,050 based on the analysis carried out by our letting team at Let Property Management.



2 bedroom flat

+ Add to report

+ Add to report

Zahra Court, Hinckley, LE10

NO LONGER ADVERTISED

Marketed from 17 Jun 2025 to 20 Oct 2025 (124 days) by OpenRent, London



Ferry Pickering Close, Hinckley

Marketed from 2 Jun 2025 to 24 Jun 2025 (22 days) by Tranquility Homes Ltd, Leicester

NO LONGER ADVERTISED LET AGREED

£950 pcm

£1,050 pcm

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: 5 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**



Long Meadow Drive, Hinckley, LE10



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.