

LET PROPERTY PACK

INVESTMENT INFORMATION

Long Meadow Drive,
Hinckley, LE10

221944514

 www.letproperty.co.uk





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

221944514



Property Key Features

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

£ 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



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

Annual Net Income **-£1,395.30**
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.



£195,000

2 bedroom apartment for sale

Long Meadow Drive, Hinckley

NO LONGER ADVERTISED

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

+ Add to report



£180,000

2 bedroom coach house for sale

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 Ag Hinckley

+ Add to report

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**.



£1,050 pcm

2 bedroom flat

Zahra Court, Hinckley, LE10

NO LONGER ADVERTISED

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

+ Add to report



£950 pcm

2 bedroom penthouse

Ferry Pickering Close, Hinckley

NO LONGER ADVERTISED

LET AGREED

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

+ 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**



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.



www.letproperty.co.uk

Long Meadow Drive, Hinckley, LE10

221944514

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.



LETPROPERTY