

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Bridgeford Place, Corby, NN18

220630627











## **Property Description**

Our latest listing is in Bridgeford Place, Corby, NN18

Get instant cash flow of £825 per calendar month with a 5.0% Gross Yield for investors.

This property has a potential to rent for £910 which would provide the investor a Gross Yield of 5.5% if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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





Bridgeford Place, Corby, NN18



3 bedrooms

1 bathroom

**Spacious Rooms** 

**Good condition** 

**Factor Fees: TBC** 

**Ground Rent: Freehold** 

Lease Length: Freehold

**Current Rent: £825** 

Market Rent: £910

220630627

# Lounge









# Kitchen



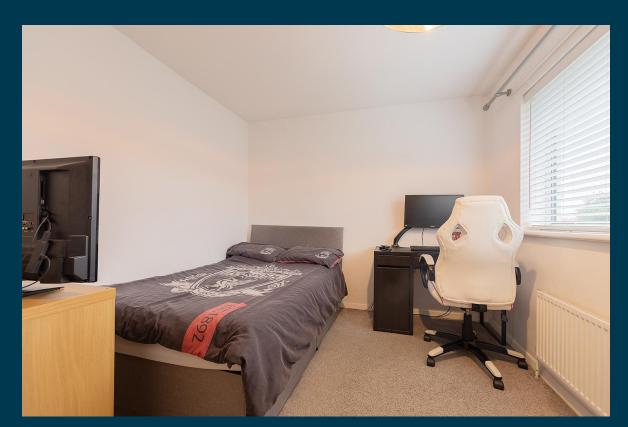






# **Bedrooms**









# Bathroom









# **Exterior**









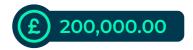
## **Initial Outlay**





Figures based on assumed purchase price of £200,000.00 and borrowing of £150,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£50,000.00** 

SDLT Charge £11,500

Legal Fees £1,000.00

Total Investment £62,500.00

## **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 £825 per calendar month but the potential market rent is

Returns Based on Rental Income	£825	£910
Mortgage Payments on £150,000.00 @ 5%	£625.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£82.50	£91.00
Total Monthly Costs	£722.50	£731.00
Monthly Net Income	£102.50	£179.00
Annual Net Income	£1,230.00	£2,148.00
Net Return	1.97%	3.44%

## **Return Stress Test Analysis** Report





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

£328.00

Annual Net Income

**Adjusted To** 

Net Return 0.52%

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

Annual Net Income

-£852.00

Adjusted To

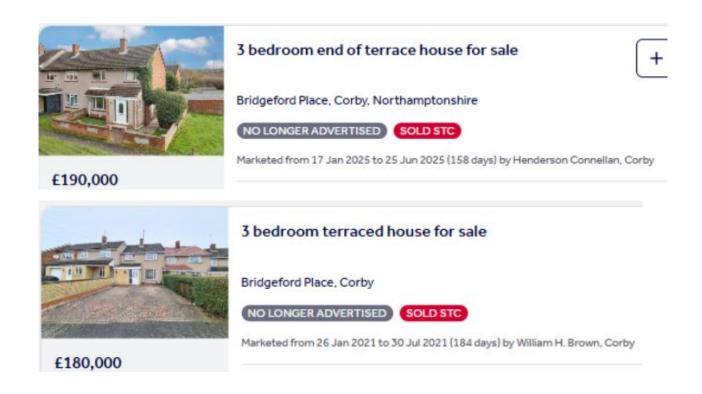
Net Return

-1.36%

## 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 £190,000.



## **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property**Management.



£1,250 pcm

#### 3 bedroom terraced house

Siskin Close, Corby, NN18

CURRENTLY ADVERTISED

Marketed from 17 Sep 2025 by Belvoir, Corby



£1,200 pcm

#### 3 bedroom terraced house

Elizabeth Street, Corby, NN17

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Sep 2025 to 28 Oct 2025 (37 days) by Belvoir, Corby

#### **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.





# Interested in this property investment?

Call us on **0141 478 0985** 



Bridgeford Place, Corby, NN18



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.