

LET PROPERTY PACK

INVESTMENT INFORMATION

Ash Lea Drive, Donnington,
Telford, TF2

221855036

 www.letproperty.co.uk





Property Description

Our latest listing is in Ash Lea Drive, Donnington, Telford, TF2

Get instant cash flow of **£600** per calendar month with a **8.5%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **9.9%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect 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...



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Donnington, Telford, TF2

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Property Key Features

2 Bedrooms

2 Bathrooms

Spacious Lounge

Good Condition

Factor Fees: £63.99 pm

Ground Rent: Leasehold

Lease Length: 91 years

Current Rent: £600

Market Rent: £700

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £85,000.00 and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 85,000.00

25% Deposit £21,250.00

SDLT Charge £4,250

Legal Fees £1,000.00

Total Investment £26,500.00

Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 700

Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£600	£700
Mortgage Payments on £63,750.00 @ 5%	£265.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£63.99	
Ground Rent	Leasehold	
Letting Fees	£60.00	£70.00
Total Monthly Costs	£404.62	£414.62
Monthly Net Income	£195.39	£285.39
Annual Net Income	£2,344.62	£3,424.62
Net Return	8.85%	12.92%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,024.62**
Adjusted To

Net Return **7.64%**

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

Annual Net Income **£2,149.62**
Adjusted To

Net Return **8.11%**

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 £100,000.



£100,000

2 bedroom semi-detached house for sale

+ Add to report

Lodge Court, Donnington Wood, Telford, TF2

NO LONGER ADVERTISED

Marketed from 14 Mar 2025 to 27 Mar 2025 (13 days) by Newton Fallowell, Telford



£75,000

2 bedroom flat for sale

+ Add to report

Ash Lea Drive, Donnington, Telford, TF2 7QW

NO LONGER ADVERTISED

Marketed from 9 Nov 2023 to 11 Mar 2024 (122 days) by Mannleys Sales & Lettings, Telford

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

2 bedroom apartment

Donnington, Telford

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 May 2024 to 1 Jun 2024 (10 days) by Dixons Lettings, Bearwood

+ Add to report



£625 pcm

2 bedroom apartment

Ambleside Way, Telford

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Dec 2022 to 3 Feb 2023 (59 days) by Harwood Shropshire Ltd, Broseley

+ 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: **2 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.



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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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