

LET PROPERTY PACK

INVESTMENT INFORMATION

Broomfield Road, Coventry,
CV5

222424201

 www.letproperty.co.uk





Property Description

Our latest listing is in Broomfield Road, Coventry, CV5

This property has a potential to rent for **£1,600** which would provide the investor a Gross Yield of **7.9%** 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...



Broomfield Road,
Coventry, CV5

222424201



Property Key Features

3 Bedrooms

1 Bathroom

Ready for Personalization

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £1,600

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £242,000.00 and borrowing of £181,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 242,000.00

25% Deposit	£60,500.00
SDLT Charge	£14,440
Legal Fees	£1,000.00
Total Investment	£75,940.00

Projected Investment Return



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



Returns Based on Rental Income	£1,600
Mortgage Payments on £181,500.00 @ 5%	£756.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£160.00
Total Monthly Costs	£931.25
Monthly Net Income	£668.75
Annual Net Income	£8,025.00
Net Return	10.57%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,825.00**
Adjusted To

Net Return **6.35%**

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

Annual Net Income **£4,395.00**
Adjusted To

Net Return **5.79%**

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 £485,000.



£485,000

3 bedroom end of terrace house for sale

+ Ac

Broadway, Coventry, West Midlands

NO LONGER ADVERTISED

SOLD STC

Marketed from 13 Jun 2025 to 15 Oct 2025 (124 days) by Walmsley's The Way to Move, Cove



£400,000

3 bedroom terraced house for sale

+ Ac

Broadway, Earlsdon, Coventry, CV5

NO LONGER ADVERTISED

SOLD STC

Marketed from 15 Mar 2024 to 4 Nov 2024 (233 days) by Walmsley's The Way to Move, Cove

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,235 based on the analysis carried out by our letting team at **Let Property Management**.



£3,235 pcm

3 bedroom terraced house

Newcombe Road, Coventry, West Midlands, CV5

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Nov 2024 to 14 Jul 2025 (228 days) by Livinc, North Street

+ Ad



£1,650 pcm

3 bedroom terraced house

Broadway, Coventry, CV5

NO LONGER ADVERTISED

Marketed from 8 Sep 2024 to 23 Oct 2024 (44 days) by OpenRent, London

+ Add to



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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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