

LET PROPERTY PACK

INVESTMENT INFORMATION

Haven Village, Boston,
PE21

222299977

 www.letproperty.co.uk





Property Description

Our latest listing is in Haven Village, Boston, PE21

Get instant cash flow of **£695** per calendar month with a **7.3%** Gross Yield for investors.

This property has a potential to rent for **£734** which would provide the investor a Gross Yield of **7.7%** 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...



Haven Village, Boston,
PE21

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Property Key Features

2 bedrooms

2 bathrooms

Private indoor space

Versatile living areas

Factor Fees: £120.00 PM

Ground Rent: £9.00 PM

Lease Length: 107 years

Current Rent: £695

Market Rent: £734

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of 115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit	£28,750.00
SDLT Charge	£5,750
Legal Fees	£1,000.00
Total Investment	£35,500.00

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 £695 per calendar month but the potential market rent is

£ 734

Returns Based on Rental Income	£695	£734
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£120.00	
Ground Rent	£9.00	
Letting Fees	£69.50	£73.40
Total Monthly Costs	£572.88	£576.78
Monthly Net Income	£122.13	£157.23
Annual Net Income	£1,465.50	£1,886.70
Net Return	4.13%	5.31%

Return **Stress Test** Analysis Report



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

Annual Net Income **£418.70**
Adjusted To

Net Return **1.18%**

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

Annual Net Income **£269.70**
Adjusted To

Net Return **0.76%**

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 £120,000.



£120,000

2 bedroom penthouse for sale

+ Add to repo

Haven Village, Boston, PE21

NO LONGER ADVERTISED

Marketed from 2 Jul 2021 to 15 Nov 2021 (135 days) by Strike, Nationwide

Modern Living | Top Floor Apartment | Local Shops | Great Transport Links | Allocated Parking Spots



£120,000

2 bedroom flat for sale

+ Add to report

Charleston Terrace, Haven Village, Boston, PE21

NO LONGER ADVERTISED

Marketed from 13 May 2022 to 16 Nov 2022 (186 days) by Bairstow Eves, Boston

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £760 based on the analysis carried out by our letting team at **Let Property Management**.



£760 pcm

2 bedroom flat

Freiston Terrace, Haven Village, Boston, PE21

CURRENTLY ADVERTISED

Marketed from 21 Oct 2025 by Belvoir, Boston

+ Add to report



£725 pcm

2 bedroom apartment

Freiston Terrace, Boston

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Feb 2025 to 4 Mar 2025 (20 days) by Let Us Let U, Boston

+ Add to report

Boston Town Centre | Apartment | White Goods Only | Economy 7 Electric Heating | Sorry, No Smoker...

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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved in within 2 years**



Payment history: **On time for length of tenancy**

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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