

LET PROPERTY PACK

INVESTMENT INFORMATION

Park Rd, Kenilworth CV8

222402502

 www.letproperty.co.uk





Property Description

Our latest listing is in Park Rd, Kenilworth CV8

This property has a potential to rent for **£1,500** which would provide the investor a Gross Yield of **12.5%** 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...



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Property Key Features

Studio Flat

1 bathroom

Well-equipped kitchen

Good condition

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £1,500

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £144,000.00 and borrowing of £108,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 144,000.00

25% Deposit £36,000.00

SDLT Charge £7,580

Legal Fees £1,000.00

Total Investment £44,580.00

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 £0 per calendar month but the potential market rent is

£ 1,500

Returns Based on Rental Income	£1,500
Mortgage Payments on £108,000.00 @ 5%	£450.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£150.00
Total Monthly Costs	£615.00
Monthly Net Income	£885.00
Annual Net Income	£10,620.00
Net Return	23.82%

Return **Stress Test** Analysis Report



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

Annual Net Income **£7,620.00**
Adjusted To

Net Return **17.09%**

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

Annual Net Income **£8,460.00**
Adjusted To

Net Return **18.98%**

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 £145,000.



£145,000

2 bedroom apartment for sale

Kenilworth Hall, Bridge Street, Kenilworth

CURRENTLY ADVERTISED

Marketed from 1 Oct 2025 by Julie Philpot, Kenilworth



£144,995

2 bedroom flat for sale

Albion Street, Kenilworth, CV8

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Aug 2020 to 13 Jan 2021 (160 days) by Reeds Rains, Kenilworth

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

Ground floor studio flat

Ashleigh Road, Leicester

NO LONGER ADVERTISED

Marketed from 15 Sep 2025 to 14 Nov 2025 (60 days) by Martin & Co, Leicester



£595 pcm

Ground floor studio flat

Upperton Road, Leicester, LE3 OHF

CURRENTLY ADVERTISED

Marketed from 2 Aug 2025 by Smartmove, Northampton

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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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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