

## LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Park Rd, Kenilworth CV8

222131133











#### **Property Description**

Our latest listing is in 1 Park Rd, Kenilworth CV8

Get instant cash flow of £2,140 per calendar month with a 8.8% Gross Yield for investors.

This property has a potential to rent for £2,140 which would provide the investor a Gross Yield of 8.8% 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...





1 Park Rd, Kenilworth CV8



### Property Key Features

5 bedroom HMO

1 bathroom

Spacious rooms

**Good condition** 

**Factor Fees: TBC** 

**Ground Rent: Freehold** 

Lease Length: Freehold

Current Rent: £2,140

Market Rent: £2,140

## Lounge









## Kitchen









#### Bedrooms









## Bathroom









#### **Exterior**





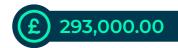
#### **Initial Outlay**





Figures based on assumed purchase price of £293,000.00 and borrowing of £219,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£73,250.00** 

SDLT Charge £19,300

Legal Fees £1,000.00

Total Investment £93,550.00

#### **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 £2,140 per calendar month but the potential market rent is

	2140
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4	

Returns Based on Rental Income	£2,140	£2,140
Mortgage Payments on £219,750.00 @ 5%	£915.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	Freehold	
Letting Fees	£214.00	£214.00
Total Monthly Costs	£1,144.63	£1,144.63
Monthly Net Income	£995.38	£995.38
Annual Net Income	£11,944.50	£11,944.50
Net Return	12.77%	12.77%

#### Return Stress Test Analysis Report





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

£7,664.50

Annual Net Income

Adjusted To

Net Return

8.19%

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

Annual Net Income

£7,549.50

Adjusted To

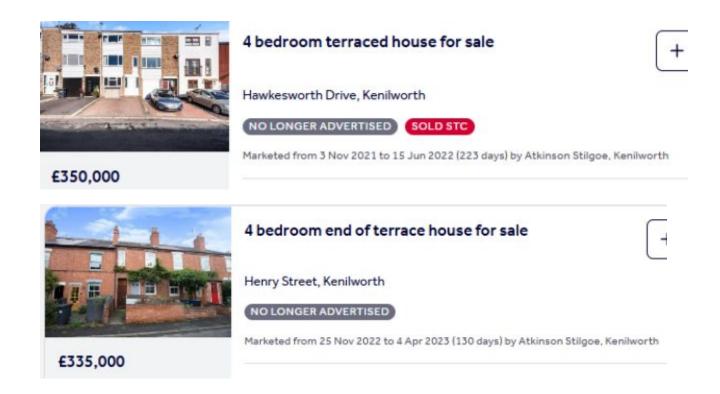
**Net Return** 

8.07%

#### 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 £350,000.



#### Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,375 based on the analysis carried out by our letting team at **Let Property**Management.



#### 5 bedroom semi-detached house

Charter Avenue, Coventry, CV4

CURRENTLY ADVERTISED

Marketed from 18 Oct 2025 by OpenRent, London

£3,375 pcm



CURRENTLY ADVERTISED

Marketed from 26 Oct 2025 by Henrys Estate Agents, Coventry

£3,300 pcm

5 bedroom semi-detached house

4 Lunar. Close, Coventry, CV4

#### **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: 3 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.





# Interested in this property investment?

Call us on **0141 478 0985** 



Park Rd, Kenilworth CV8



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.