

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Park Road, Kenilworth, CV8

222131133

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Park Road, 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 **£2,553** which would provide the investor a Gross Yield of **10.5%** if the rent was increased to market rate.

**With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.**

**Don't miss out on this fantastic investment opportunity...**



Park Road, Kenilworth,  
CV8

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## Property Key Features

**5 Bedroom HMO**

**2 Bathrooms**

**Spacious Lounge Convertible to  
Another Room**

**Well-Equipped Kitchen**

**Factor Fees: £0.00**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £2,140**

**Market Rent: £2,553**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



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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

£ 293,000.00

25% Deposit	£73,250.00
SDLT Charge	£19,300
Legal Fees	£1,000.00
Total Investment	£93,550.00

# Projected Investment Return



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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

£ 2,553

Returns Based on Rental Income	£2,140	£2,553
Mortgage Payments on £219,750.00 @ 5%	£915.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£214.00	£255.30
Total Monthly Costs	£1,144.63	£1,185.93
Monthly Net Income	£995.38	£1,367.08
Annual Net Income	£11,944.50	£16,404.90
Net Return	12.77%	17.54%

# Return Stress Test Analysis Report



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

Annual Net Income	<b>£11,298.90</b>
Adjusted To	
Net Return	<b>12.08%</b>

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

Annual Net Income	<b>£12,009.90</b>
Adjusted To	
Net Return	<b>12.84%</b>

# 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 £285,000.



£285,000

## 5 bedroom end of terrace house for sale

[+ Add to report](#)

Thimbler Road, Coventry, West Midlands, CV4

NO LONGER ADVERTISED

Marketed from 18 Dec 2023 to 28 Mar 2024 (100 days) by Bairstow Eves, Coventry

\*\*NO CHAIN\*\* BUY TO LET INVESTMENT OPPORTUNITY\*\* If you are looking to invest in Coventry and



£260,000

## 5 bedroom semi-detached house for sale

[+ Add to report](#)

Freeburn Causeway, Coventry

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 May 2024 to 14 May 2025 (358 days) by Loveitts, Coventry

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,750 based on the analysis carried out by our letting team at **Let Property Management**.



**£2,750 pcm**

**5 bedroom semi-detached house**

Priory Road, CV8

**NO LONGER ADVERTISED**

Marketed from 16 Oct 2025 to 18 Nov 2025 (32 days) by Leaders Lettings, Leamington Spa

Opposit train station | 5 Bedrooms | Large communal lounge | Furnished | 2 bathrooms | Parking on...

**+ Add to report**



**£2,550 pcm**

**5 bedroom house**

Casita Grove, Kenilworth

**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 8 Sep 2025 to 14 Oct 2025 (36 days) by Sheldon Bosley Knight, Leamington Spa

**+ 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: **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.



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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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