

LET PROPERTY PACK

INVESTMENT INFORMATION

St. Johns Chase, March,
PE15 8RL

222263981

 www.letproperty.co.uk





Property Description

Our latest listing is in St. Johns Chase, March, PE15 8RL

Get instant cash flow of **£725** per calendar month with a **6.9%** Gross Yield for investors.

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...



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Property Key Features

2 bedroom

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £76

Ground Rent: TBC

Lease Length: 978 years

Current Rent: £725

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £126,000.00 and borrowing of £94,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 126,000.00

25% Deposit	£31,500.00
SDLT Charge	£6,320
Legal Fees	£1,000.00
Total Investment	£38,820.00

Projected Investment Return



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



Returns Based on Rental Income	£725.00
Mortgage Payments on £94,500.00 @ 5%	£393.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£76.00
Ground Rent	TBC
Letting Fees	£72.50
Total Monthly Costs	£557.25
Monthly Net Income	£167.75
Annual Net Income	£2,013.00
Net Return	5.19%

Return **Stress Test** Analysis Report



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

Annual Net Income **£571.80**
Adjusted To

Net Return **1.47%**

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

Annual Net Income **£133.80**
Adjusted To

Net Return **0.34%**

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 £130,000.



£130,000

2 bedroom apartment for sale

[+ Add to report](#)

St Johns Chase, March

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Nov 2024 to 22 May 2025 (197 days) by Ellis Winters Estate Agents, Chatteris



£125,000

2 bedroom flat for sale

[+ Add to report](#)

St Johns Chase, March

NO LONGER ADVERTISED

Marketed from 26 Mar 2024 to 20 Jan 2025 (300 days) by William H. Brown, March

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £795 based on the analysis carried out by our letting team at **Let Property Management**.



£795 pcm

2 bedroom flat

St Johns Chase, MARCH

NO LONGER ADVERTISED

Marketed from 29 Jan 2024 to 2 Feb 2024 (4 days) by Sharman Quinney, March

+ Add to report



£775 pcm

2 bedroom flat

St Johns Chase, MARCH

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 Oct 2024 to 24 Dec 2024 (67 days) by William H. Brown Lettings, March

+ 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**



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 the last 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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