

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Apartment 44  
Honeybourne Gate,  
Gloucester Road,  
Cheltenham, GL51 8DW

224104283

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





## Property Description

Our latest listing is in Apartment 44  
Honeybourne Gate, 2 Gloucester Road,  
Cheltenham, GL51 8DW

Get instant cash flow of **£1,370** 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

**1 bedroom**

**1 bathroom**

**Spacious Lounge**

**Well Equipped Kitchen**

**Factor Fees: £630**

**Ground Rent: £8.33**

**Lease Length: 115 years**

**Current Rent: £1,370**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £240,000.00 and borrowing of £180,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 240,000.00

25% Deposit	£60,000.00
SDLT Charge	£14,300
Legal Fees	£1,000.00
Total Investment	£75,300.00

# Projected Investment Return



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



Returns Based on Rental Income	£1,370.00
Mortgage Payments on £180,000.00 @ 5%	£750.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£630.00
Ground Rent	£8.33
Letting Fees	£137.00
Total Monthly Costs	£1,540.33
Monthly Net Income	-£170.33
Annual Net Income	-£2,043.96
Net Return	-2.71%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **-£4,783.96**  
Adjusted To

Net Return                      **-6.35%**

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

Annual Net Income      **-£5,544.00**  
Adjusted To

Net Return                      **-7.36%**

# 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**

## 1 bedroom apartment for sale

[+ Add to report](#)

Swindon Close, CHELTENHAM, Gloucestershire, GL51

NO LONGER ADVERTISED

SOLD STC

Marketed from 15 Aug 2024 to 28 Jan 2025 (165 days) by Andrews Estate Agents, Leckhampton



**£125,000**

## 1 bedroom apartment for sale

[+ Add to report](#)

Park Street, Cheltenham, Gloucestershire, GL50

NO LONGER ADVERTISED

SOLD STC

Marketed from 18 Jul 2023 to 19 Nov 2024 (489 days) by Andrews Estate Agents, Cheltenham



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

## 1 bedroom apartment

+ Add to report

Honeybourne Way, Cheltenham, Gloucestershire, GL50

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Jun 2025 to 30 Jun 2025 (16 days) by Andrews Letting and Management, Cheltenham



£1,100 pcm

## 1 bedroom apartment

+ Add to report

Milsom Street, Cheltenham, Gloucestershire, GL50

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Dec 2024 to 12 Mar 2025 (100 days) by Perry Bishop, Cheltenham

# 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.



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

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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.



**LETPROPERTY**