

LET PROPERTY PACK

INVESTMENT INFORMATION

Northfield Road, Coventry,
CV1 2BQ

218854150

 www.letproperty.co.uk





Property Description

Our latest listing is in Northfield Road, Coventry, CV1 2BQ

This property has a potential to rent for **£1,351** which would provide the investor a Gross Yield of **8.53%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



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Property Key Features

4 Bedrooms

1 Bathroom

**Perfect Opportunity to Move up
The Property Ladder**

Private Front and Rear Gardens

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £1,351

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £219,000.00 and borrowing of £164,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 219,000.00

25% Deposit £54,750.00

SDLT Charge £12,830

Legal Fees £1,000.00

Total Investment £68,580.00

Projected Investment Return



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



Returns Based on Rental Income	£1,351
Mortgage Payments on £164,250.00 @ 5%	£684.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£135.10
Total Monthly Costs	£834.48
Monthly Net Income	£516.53
Annual Net Income	£6,198.30
Net Return	9.04%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,496.30**
Adjusted To

Net Return **5.10%**

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

Annual Net Income **£2,913.30**
Adjusted To

Net Return **4.25%**

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 £250,000.



£250,000

4 bedroom end of terrace house for sale

+ Add to report

Gresham Street, Stoke, Coventry, CV2

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 Mar 2024 to 18 Sep 2024 (194 days) by John Payne Estate Agents, Coventry

An imposing corner bayed end terrace property | Extended and flexible living accommodation | uPVC...



£249,950

4 bedroom end of terrace house for sale

+ Add to report

Queen Marys Road, CV6

NO LONGER ADVERTISED

Marketed from 26 Jan 2025 to 28 Jan 2025 (2 days) by Bansal Estates, Coventry

Extended property | Spacious end of terrace family home | Two reception rooms | Three bedroom...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property Management**.



£1,400 pcm

4 bedroom end of terrace house

+ Add to report

Firedrake Croft, Coventry, CV1 2DR

NO LONGER ADVERTISED

Marketed from 31 Jul 2024 to 6 Aug 2024 (5 days) by Cloud9 Estates Ltd, Coventry

Large Sunny Living Space | One Ground Floor Bedroom (With Ensuite) | High Standard Throughout | G...



£1,395 pcm

4 bedroom end of terrace house

+ Add to report

Canal View, City Wharf, Coventry

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Feb 2025 to 18 Jun 2025 (131 days) by Archer Bassett, Coventry

HMO COMPLIANT | FOUR BEDROOM TOWN HOUSE | OFF-ROAD PARKING | LOW MAINTENANCE
GARDEN FRONT & REAR

Current Tenant Profile



As this property is currently tenanted, 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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