

LET PROPERTY PACK

INVESTMENT INFORMATION

Kenilworth Road, Wigston,
LE18

220170991

 www.letproperty.co.uk





Property Description

Our latest listing is in Kenilworth Road, Wigston, LE18

Get instant cash flow of **£995** per calendar month with a **8.3%** Gross Yield for investors.

This property has a potential to rent for **£1,031** which would provide the investor a Gross Yield of **8.6%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



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Wigston, LE18

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Property Key Features

3 Bedroom

2 Bathroom

Inviting Lounge with Dining Space

Practical Fitted Kitchen

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 945 years

Current Rent: £995

Market Rent: £1,031

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £144,000.00 and borrowing of £108,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 144,000.00

25% Deposit £36,000.00

SDLT Charge £7,580

Legal Fees £1,000.00

Total Investment £44,580.00

Projected Investment Return



The monthly rent of this property is currently set at £995 per calendar month but the potential market rent is

£ 1,031



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



Returns Based on Rental Income	£995	£1,031
Mortgage Payments on £108,000.00 @ 5%	£450.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£99.50	£103.10
Total Monthly Costs	£564.50	£568.10
Monthly Net Income	£430.50	£462.90
Annual Net Income	£5,166.00	£5,554.80
Net Return	11.59%	12.46%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,492.80**
Adjusted To

Net Return **7.83%**

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

Annual Net Income **£3,394.80**
Adjusted To

Net Return **7.62%**

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 £275,000.



£275,000

3 bedroom house for sale

Knighton Road, Leicester

CURRENTLY ADVERTISED

Marketed from 24 Jul 2025 by Readings Property Group, Leicester

+ Add to report



£200,000

3 bedroom apartment for sale

Carisbrooke Road, Knighton, Leicester

NO LONGER ADVERTISED

Marketed from 24 Oct 2024 to 1 Nov 2024 (7 days) by Knightsbridge Estate Agents & Valuers, Leicester

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,126 based on the analysis carried out by our letting team at **Let Property Management**.



£1,126 pcm

3 bedroom flat

Aylestone, Leicester, LE2

NO LONGER ADVERTISED

Marketed from 2 Jun 2025 to 16 Jun 2025 (13 days) by OpenRent, London

+ Add to report



£1,100 pcm

3 bedroom apartment

Milligan Road, Aylestone, Leicester

CURRENTLY ADVERTISED

Marketed from 6 Aug 2025 by Seths Estate & Letting Agents, Leicester

+ Add to report

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: **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
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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