

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Kensington Close,  
Sutton-in-Ashfield, NG17

221853435

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





## Property Description

Our latest listing is in Kensington Close, Sutton-in-Ashfield, NG17

Get instant cash flow of **£1,800** per calendar month with a **5.4%** Gross Yield for investors.

This property has a potential to rent for **£2,000** which would provide the investor a Gross Yield of **6.0%** 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...**



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## Property Key Features

**A Portfolio of a Terraced and Semi-Detached Houses**

**3 bathroom**

**Spacious Rooms**

**Good condition**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £1,800**

**Market Rent: £2,000**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



Figures based on assumed purchase price of £403,000.00 and borrowing of £302,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 403,000.00

|                  |             |
|------------------|-------------|
| 25% Deposit      | £100,750.00 |
| SDLT Charge      | £30,300     |
| Legal Fees       | £1,000.00   |
| Total Investment | £132,050.00 |

# Projected Investment Return



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 £1,800 per calendar month but the potential market rent is



| Returns Based on Rental Income        | £1,800    | £2,000    |
|---------------------------------------|-----------|-----------|
| Mortgage Payments on £302,250.00 @ 5% | £1,259.38 |           |
| Est. Building Cover (Insurance)       | £15.00    |           |
| Approx. Factor Fees                   | TBC       |           |
| Ground Rent                           | Freehold  |           |
| Letting Fees                          | £180.00   | £200.00   |
| Total Monthly Costs                   | £1,454.38 | £1,474.38 |
| Monthly Net Income                    | £345.63   | £525.63   |
| Annual Net Income                     | £4,147.50 | £6,307.50 |
| Net Return                            | 3.14%     | 4.78%     |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,307.50**  
Adjusted To

Net Return                      **1.75%**

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

Annual Net Income      **£262.50**  
Adjusted To

Net Return                      **0.20%**

# 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 £390,000.



£390,000

## 4 bedroom detached house for sale

Berristow Grange, Sutton in Ashfield, NG17

CURRENTLY ADVERTISED

Marketed from 30 Jul 2025 by Staton & Cushley, Mansfield



£387,000

## 3 bedroom detached house for sale

Siddalls Drive, Sutton-In-Ashfield, NG17

NO LONGER ADVERTISED

Marketed from 25 Nov 2024 to 14 Aug 2025 (262 days) by John Sankey, Mansfield

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,965 based on the analysis carried out by our letting team at **Let Property Management**.



**£3,965 pcm**

## 5 bedroom house

Newstead Grove, Nottingham

**CURRENTLY ADVERTISED**

Marketed from 7 Oct 2025 by Loc8me, Covering Nottingham



**£3.683 pcm**

## 5 bedroom semi-detached house

BILLS INCLUDED £170pppw Derby Road, Lenton, Nottingham

**CURRENTLY ADVERTISED**

Marketed from 14 Oct 2025 by M-S Estates, Nottingham

# 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  
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)

Interested in this  
**property investment?**

Call us on  
**0141 478 0985**

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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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