

LET PROPERTY PACK

INVESTMENT INFORMATION

Moir Close, Sileby, LE12

221641933











Property Description

Our latest listing is in Moir Close, Sileby, LE12

Get instant cash flow of £800 per calendar month with a 5.7% Gross Yield for investors.

This property has a potential to rent for £825 which would provide the investor a Gross Yield of 5.9% 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...







Moir Close, Sileby, LE12



2 bedroom

1 bathroom

Spacious Room

Well Maintained Property

Factor Fees: £100 pm

Ground Rent: TBC

Lease Length: TBC

Current Rent: £800

Market Rent: £825

Lounge









Kitchen









Bedrooms









Bathroom









Exterior









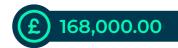
Initial Outlay





Figures based on assumed purchase price of £168,000.00 and borrowing of £126,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£42,000.00**

SDLT Charge £9,260

Legal Fees £1,000.00

Total Investment £52,260.00

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 £800 per calendar month but the potential market rent is



Returns Based on Rental Income	£800	£825
Mortgage Payments on £126,000.00 @ 5%	£525.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£100.00	
Ground Rent	TBC	
Letting Fees	£80.00	£82.50
Total Monthly Costs	£720.00	£722.50
Monthly Net Income	£80.00	£102.50
Annual Net Income	£960.00	£1,230.00
Net Return	1.84%	2.35%

Return Stress Test Analysis Report





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

Annual Net Income

-£420.00

Adjusted To

Net Return

-0.80%

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

Annual Net Income

-£1,290.00

Adjusted To

Net Return

-2.47%

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 £169,950.



£169,950



+ Add to

King Street, Sileby, Loughborough

CURRENTLY ADVERTISED

Marketed from 28 Apr 2025 by Sinclair Estate Agents, Charnwood



£155,000

2 bedroom apartment for sale



Barrow Road, Sileby, Loughborough

NO LONGER ADVERTISED

Marketed from 18 Jun 2020 to 10 Aug 2020 (52 days) by Andrew Granger & Co, Loughborough

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £825 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom apartment

+ Add to report

Moir Close, Sileby

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Sep 2024 to 24 Sep 2024 by City Lettings, Nottingham





£800 pcm

2 bedroom flat

+ Add to report

Moir Close, Sileby, Leicestershire

NO LONGER ADVERTISED

Marketed from 24 Jun 2025 to 2 Sep 2025 (70 days) by Hall & Home Lettings, Leicester

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



Current term of tenancy: 5 years+



Standard Tenancy Agreement In Place: **Yes**



Payment history: On time for length of tenancy



Fully compliant tenancy: Yes

Fully compliant tenancy including EICR & Gas Safety in order

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.





Interested in this property investment?

Call us on **0141 478 0985**



Moir Close, Sileby, LE12



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.