

SELL YOUR TENANTED  
PROPERTY.COM



# PROPERTY INVESTMENT SCHEDULE

The New Alexandra Ct,  
Woodburgh, Nottingham  
NG3 4LN

# PROPERTY DETAILS

Apt 58 The New Alexandra Ct,  
Woodburgh, Nottingham  
NG3 4LN

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OFFERS OVER  
£74,500

Sell Your Tenanted Property are delighted to bring to market this 1- bedroom flat situated in the sought after area of Woodburgh

**Type Of Home**

Flat

**Tenure**

Leasehold

**Rent**

£700/PCM

**Returns**

£8,400

**Yeild**

10.1%

**Bedrooms**

1

**Bathrooms**

1

**Reception**

1

**Area Sqft**

398

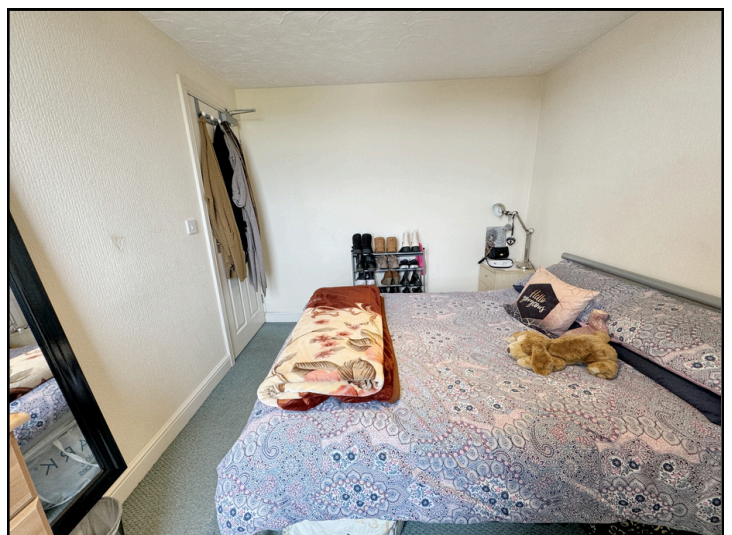


# PROPERTY IMAGES





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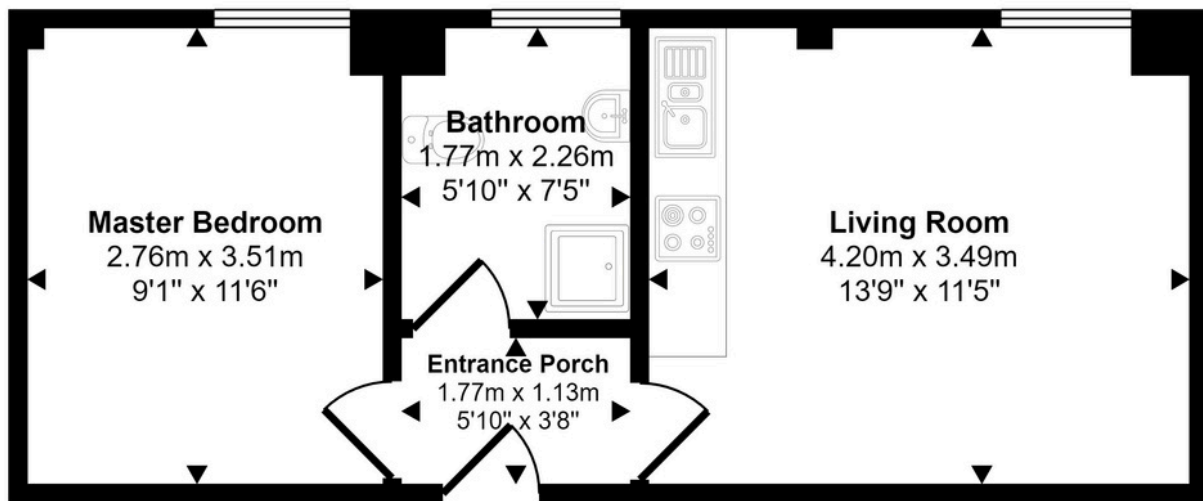


# PROPERTY IMAGES



# FLOOR PLAN

Approx Gross Internal Area  
32 sq m / 340 sq ft



Floorplan

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

# INVESTMENT SUMMARY

The next 4 pages are a projection of the potential return on your investment

We have looked at the potential returns in 4 different scenarios.  
First at the current rent. Secondly at the potential rent.

For each of those 2 rental figures, we then looked at the return if:

1. You purchased with cash outright.

2. You put down a 25% deposit & borrowed 75% (75% LTV)

We also looked at the historic increase in value of property in the area.  
We then used the historic performance to show the potential future increase  
over the next 5 years based on the current market value.

- **Page 8 – Current annual rent returns for a cash purchase.**
- **Page 9 - Potential annual rent returns for a cash purchase & for 75% LTV purchase.**
- **Page 10 – Historic increase in value & potential future increase in value. Within the area.**
- **Page 11 – Combined potential rental & potential increase in value: to give a Total Potential Return - over 5 years**



# RETURN AT CURRENT RENT £700/PCM

Cash Purchase Investment/ Current Return = **8.5% Yeild**

## Investment

House Purchase Price	£74,500
LBTT	£2,235
Legal Fees	£1000
Total Investment	£77,825

## Income

Annual Income	£8,400
Less Mortgage Int	£0
Factor Fees	£2,070/year
Net Annual Income	£6,330

BTL Mortgage Investment/ Current Return = **16.1% Yeild**

25% Of Purchase Price	£18,625
LBTT	£2,325
Legal Fees	£1000
Total Investment	£21,950

Potential Annual Income	£8,400
Less Mortgage Int	£2,793
Factor Fees	£2,070/year
Net Annual Income	£3,537

\*Assumed 25% deposit & BTL interest rate of 5%



# RETURN AT POTENTIAL RENT £775/PCM

Cash Purchase Investment/ Current Return = **9.7% Yeild**

## Investment

House Purchase Price	£74,500
LBTT	£2,325
Legal Fees	£1000
Total Investment	£77,825

## Income

Annual Income	£9,300
Less Mortgage	£0
Factor Fees	£2,070/year
Net Annual Income	£7,230

BTL Mortgage Investment/ Current Return = **39.1% Yeild**

## Investment

25% Of Purchase Price	£18,625
LBTT	£2,325
Legal Fees	£1000
Total Investment	£21,950

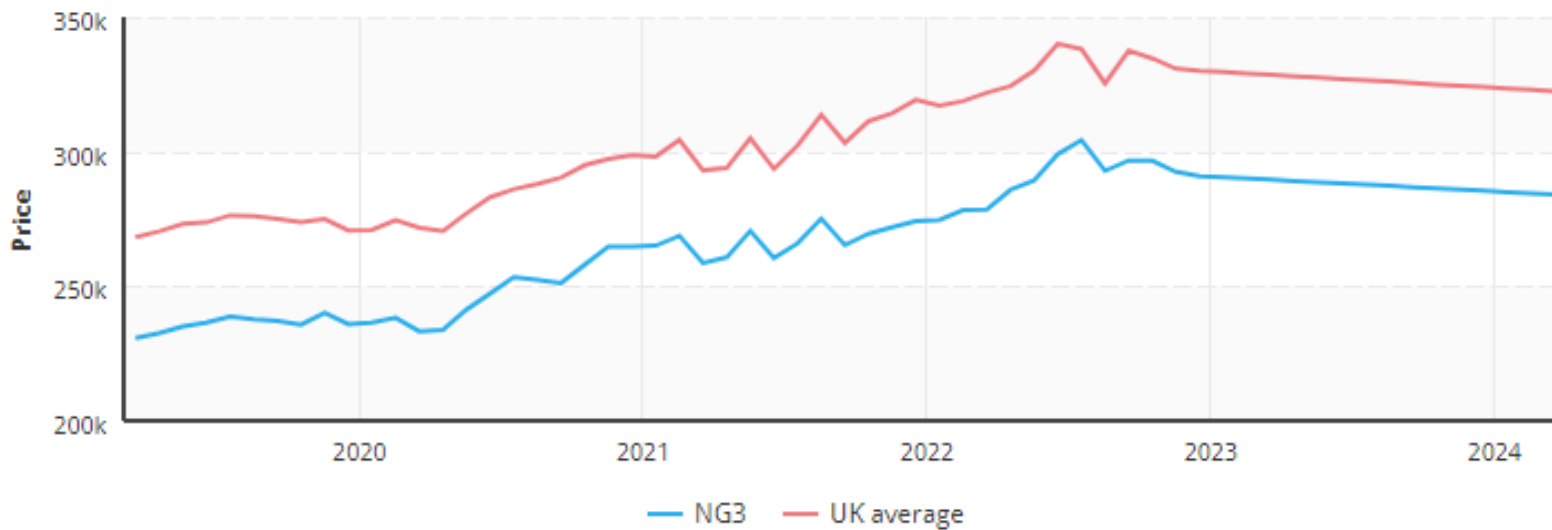
## Income

Potential Annual Income	£9,300
Less Mortgage Int	£2,793
Factor Fees	£2,070/year
Net Annual Income	£8,577

\*Assumed 25% deposit & BTL interest rate of 5%

# PROJECTED FUTURE VALUE

## House prices in the NG3 Area In The Last 5 Years



Historically, House prices in the NG3 area have risen by 20%



# TENANT POTENTIAL RETURN OVER 5 YEARS

## BASED ON THE POTENTIAL RENT

### 5 Year Total Potential Return

Cash Purchase Investment/Potential Total Return **81%**

Cash Investment	£77,825
5 Year Income	£46,500
Potential Increase In Value (based off of CMV of £83k)	£16,600
House Price In 5 Years	£99,600 (very conservatively)
Total Potential Return	£63,100

BTL Mortgage Investment/Potential Total Return **271%**

Cash Investment	£21,950
5 Year Net Income	£42,885
Potential Increase In Value	£16,600
Total Potential Return	£59,485

# TENANT INFORMATION



Tenancy Agreement In Place



No Missed/ Late Rent Payments In Last 12 Months



Tenant Expected To Stay Long Term



Property Fully Compliant (EICR/ Gas Safety etc)

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# LOCAL SALES ACTIVITY

## Apartment 77, The New Alexandra Court, Woodborough Road, Nottingham, City Of Nottingham NG3 4LN

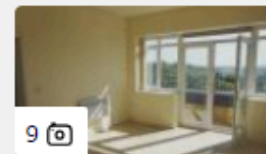
2 bed, flat

£110,000

20 Jan 2009

Leasehold

No other historical records



## Apartment 76, The New Alexandra Court, Woodborough Road, Nottingham, City Of Nottingham NG3 4LN

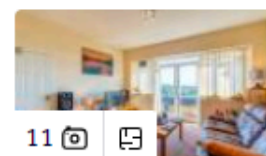
2 bed, flat

£110,000

16 Jan 2009

Leasehold

No other historical records



## Apartment 25, The New Alexandra Court, Woodborough Road, Nottingham, City Of Nottingham NG3 4LN

1 bed, flat

£50,000

1 Oct 2008

Leasehold

£79,995

15 Sep 2005  
(New Build)

Leasehold

No other historical records



## Apartment 74, The New Alexandra Court, Woodborough Road, Mapperley, Nottingham, City Of Nottingham NG3 4LN

1 bed, flat

£130,000

28 Aug 2007

Leasehold



# LOCAL LETTINGS ACTIVITY



1/7

## New Alexandra Court, Woodborough Road

Apartment 1 1

\*\* Zero Deposit Guarantee Available \*\* \*Available SOON\* One bedroom, third floor apartment situated on Woodborough Road located within walking distance to the City Centre.



£750 pcm

£173 pw

Added on 13/04/2024 by Birstow Eves Lettings, Nottingham



1/6

## Woodborough Road, Nottingham

Apartment 2 1

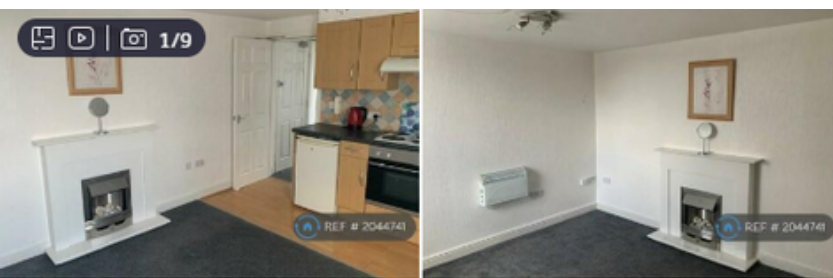
Two double bedroom apartment that is priced to let! Being just a short distance into both the City Centre and to the shops of Mapperley Plains makes this apartment as convenient as you can



£950 pcm

£219 pw

Added on 12/04/2024 by Tristrams Sales & Lettings, Nottingham



1/9

## The New Alexandra Court, Nottingham, NG3

Flat 1 1

The next viewing date for this property is Sunday 5th May between 12.00 and 5.00pm. Please contact via Openrent to book a viewing time. If you live outside Nottingham or can't make this day, there...



£775 pcm



1/12

## Woodborough Road, Nottingham

Flat 1 1

Wise Properties are very pleased to offer this one bedroom flat within The New Alexander Court at Mapperley just minutes walk from the Nottingham City Centre. Mapperley is a residential and



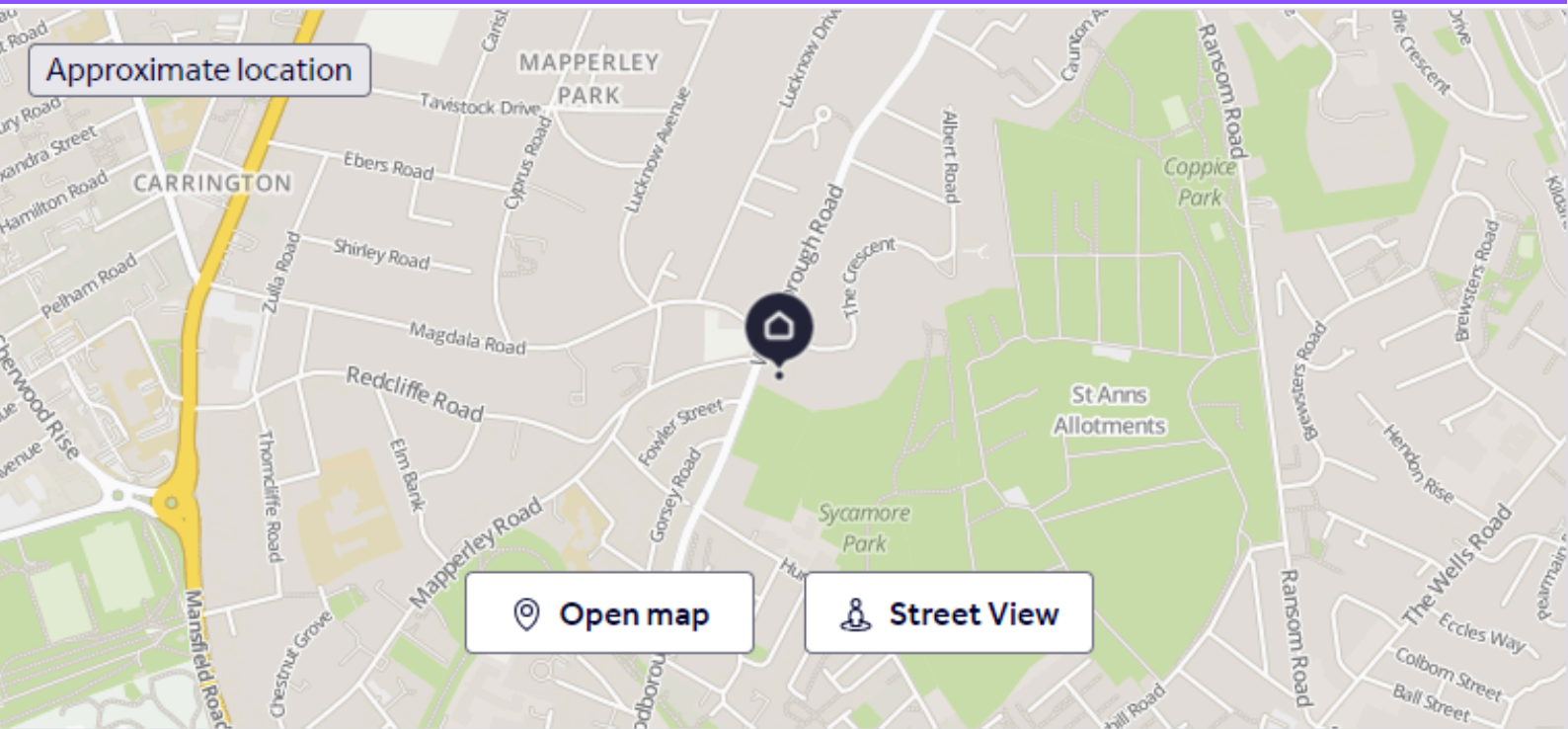
£695 pcm

£160 pw

Added on 08/04/2024 by Wise Properties Sales and Lettings Ltd, ...




# LOCAL SCHOOLS



Stations

**Schools**

## NEAREST SCHOOLS (i)

-  **St Augustine's Catholic Primary and Nursery Schoo...** 0.2 miles  
State School | Ofsted: Good
-  **Sycamore Academy** 0.5 miles  
State School | Ofsted: Good
-  **St Ann's Well Academy** 0.5 miles  
State School | Ofsted: Good
-  **Jamia Al-Hudaa Residential College** 0.4 miles  
Independent School | Ofsted: Requires improvement

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# Contact Information



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