

LET PROPERTY PACK

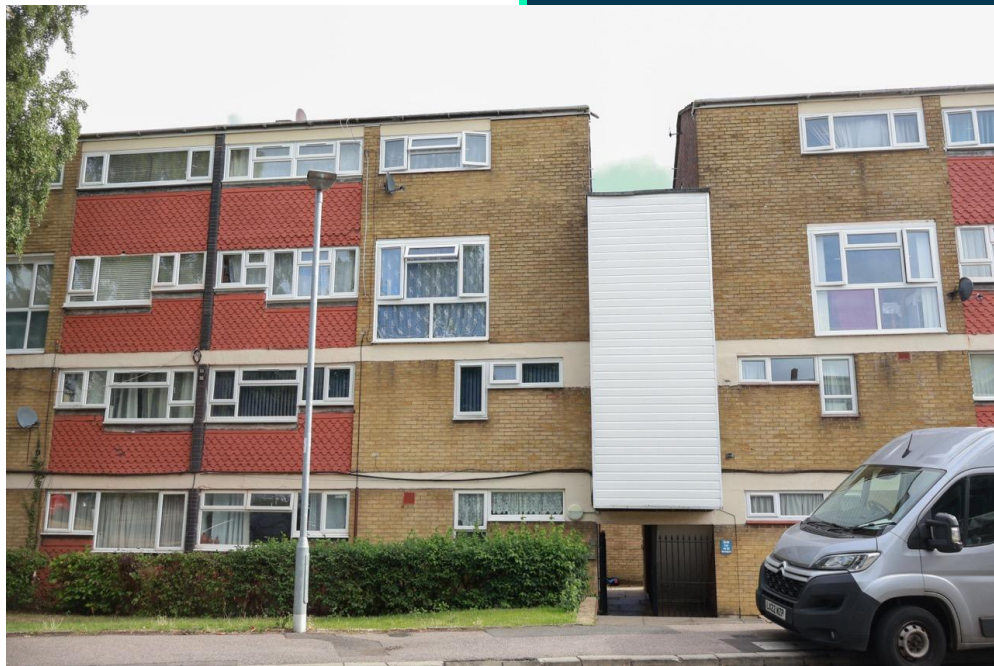
INVESTMENT INFORMATION

Fennycroft Road, Hemel
Hempstead, HP1

228680793

 www.letproperty.co.uk





Property Description

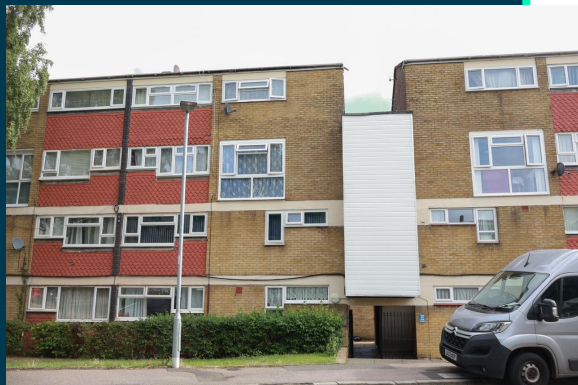
Our latest listing is in Fennycroft Road, Hemel Hempstead, HP1

Get instant cash flow of **£1,050.00** per calendar month with a **9.0%** Gross Yield for investors.

This property has a potential to rent for **£1,150.00** which would provide the investor a Gross Yield of **9.9%** if the rent was increased to market rate.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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



Fennycroft Road, Hemel
Hempstead, HP1

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Property Key Features

1 Bedroom

1 Bathroom

Well maintained

**Ideally situated for local
amenities**

Factor Fees: £41.66 PM

Ground Rent: £10.00 PM

Lease Length: 90 Years

Current Rent: £1,050.00 PM

Market Rent: £1,150.00 PM

Lounge



Kitchen



Bedrooms

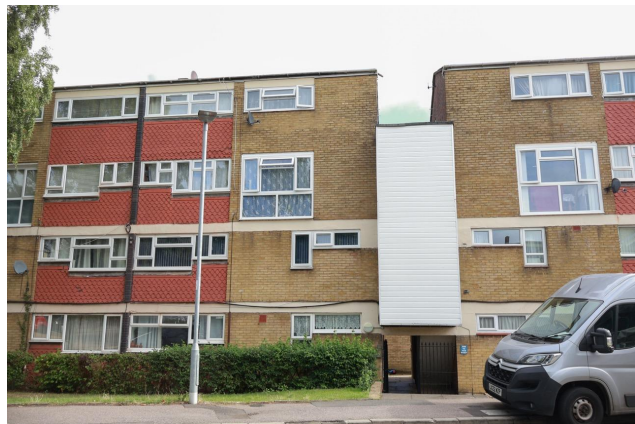


Bathroom



Exterior





Figures based on assumed purchase price of £140,000 and borrowing of £105,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 140,000.00

25% Deposit **£35,000.00**

SDLT Charge **£7,300**

Legal Fees **£1,000.00**

Total Investment £43,300.00

Projected Investment Return



The monthly rent of this property is currently set at £1,050.00 per calendar month but the potential market rent is

£ 1,150

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



Returns Based on Rental Income	£1,050.00	£1,150.00
Mortgage Payments on £105,000.00 @ 5%	£437.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£41.66	
Ground Rent	£10.00	
Letting Fees	£105.00	£115.00
Total Monthly Costs	£609.16	£619.16
Monthly Net Income	£440.84	£530.84
Annual Net Income	£5,290.08	£6,370.08
Net Return	12.22%	14.71%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,070.08**
Adjusted To

Net Return **9.40%**

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

Annual Net Income **£4,390.08**
Adjusted To

Net Return **10.14%**

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 £170,000.



£170,000

1 bedroom maisonette for sale

+ Add to report

Galley Hill, Hemel Hempstead, HP1

CURRENTLY ADVERTISED

SOLD STC

Marketed from 16 Apr 2026 by David Doyle Estate Agents, Boxmoor



£165,000

1 bedroom flat for sale

+ Add to report

Fennycroft Road, Hemel Hempstead, Hertfordshire, HP1

NO LONGER ADVERTISED

Marketed from 1 Aug 2025 to 30 Apr 2026 (271 days) by Your Move, Hemel Hempstead

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

1 bedroom flat

Gadebridge Road, Hemel Hempstead, HP1

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Jan 2026 to 28 Jan 2026 (21 days) by Squire Estates, Hemel Hempstead

+ Add to rep



£1,150 pcm

1 bedroom maisonette

Gadebridge Road, Hemel Hempstead, Hertfordshire, HP1 3EP

CURRENTLY ADVERTISED

Marketed from 12 Sep 2026 by Sears & Co Estate & Letting Agents, Hemel Hempstead

+ Add to rep

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: **3 years+**



Standard Tenancy Agreement In Place: **Yes**



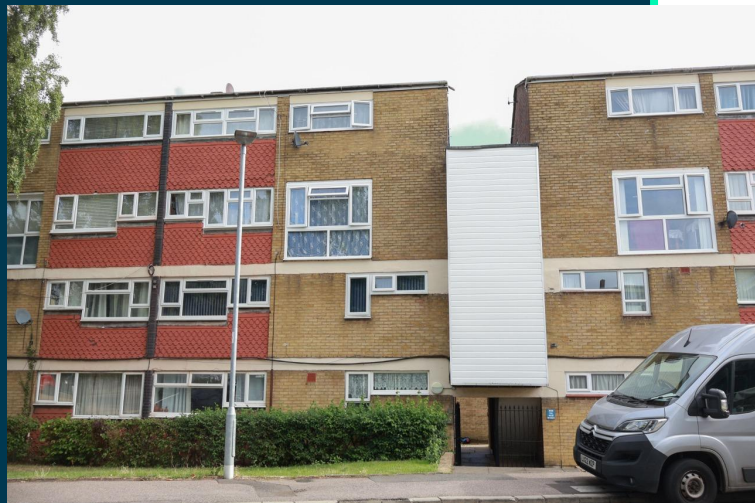
Payment history: **On time for length of tenancy**



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.



www.letproperty.co.uk

Fennycroft Road, Hemel Hempstead, HPI

228680793

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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