

LET PROPERTY PACK

INVESTMENT INFORMATION

Lindisfarne Gardens,
Maidstone, ME16

225994554

 www.letproperty.co.uk





Property Description

Our latest listing is in Lindisfarne Gardens, Maidstone, ME16

Get instant cash flow of **£800** per calendar month with a **6.1%** Gross Yield for investors.

This property has a potential to rent for **£1,100** which would provide the investor a Gross Yield of **8.4%** 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...



Lindisfarne Gardens,
Maidstone, ME16

225994554



Property Key Features

2 Bedrooms

2 Bathrooms

Well maintained

**Ideally situated for local
amenities**

Factor Fees: £130.00 PM

Ground Rent: £12.50 PM

Lease Length: 972 Years

Current Rent: £800 PM

Market Rent: £1,100 PM

Lounge



Kitchen



Bedrooms



Exterior





Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 158,000

SDLT Charge **£8,560**

Legal Fees **£1,000**

Total Investment £167,560

Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 1,100



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



Returns Based on Rental Income	£800	£1,100
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£130.00	
Ground Rent	£12.50	
Letting Fees	£80.00	£110.00
Total Monthly Costs	£237.50	£267.50
Monthly Net Income	£562.50	£832.50
Annual Net Income	£6,750.00	£9,990.00
Net Return	4.03%	5.96%

Return **Stress Test** Analysis Report



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



Annual Net Income **£7,790**
Adjusted To

Net Return **4.65%**

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 £175,000.



£175,000

2 bedroom flat for sale

+ Add to report

Clifford Way, Maidstone, ME16

CURRENTLY ADVERTISED

Marketed from 28 Mar 2026 by Ben Siggins Estate Agents, Maidstone



£170,000

2 bedroom flat for sale

+ Add to report

Arundel Square, Maidstone, Kent, ME15

NO LONGER ADVERTISED **SOLD STC**

Marketed from 15 Aug 2025 to 23 Jan 2026 (160 days) by Geering & Colyer, Maidstone

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

2 bedroom apartment

Cornhill Place, Maidstone

CURRENTLY ADVERTISED

LET AGREED

Marketed from 30 Mar 2026 by CR Real Estate, Gillingham

+ Add to report



£1,150 pcm

2 bedroom apartment

Arundel Square, Maidstone

NO LONGER ADVERTISED

LET AGREED






Marketed from 5 Nov 2025 to 27 Nov 2025 (22 days) by Martin & Co, Maidstone

+ Add to report

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: **4 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

Lindisfarne Gardens, Maidstone, ME16

PROPERTY ID: 12345678

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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