

LET PROPERTY PACK

INVESTMENT INFORMATION

Landmere Gardens,
Nottingham, NG3

228431787

 www.letproperty.co.uk





Property Description

Our latest listing is in Landmere Gardens, Nottingham, NG3

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 **£910** which would provide the investor a Gross Yield of **6.9%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



Landmere Gardens,
Nottingham, NG3

228431787



Property Key Features

2 bedrooms

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £800

Market Rent: £910

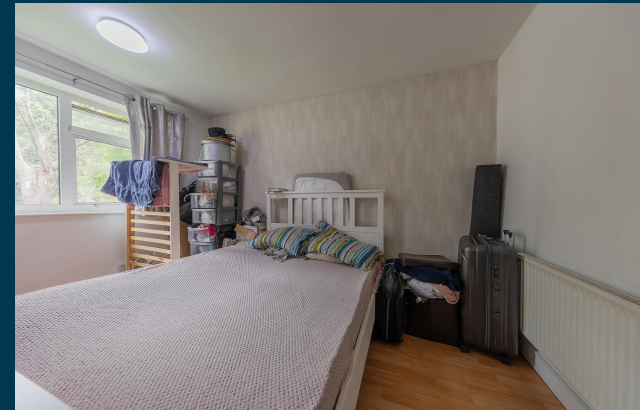
Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £157,500.00 and borrowing of £118,125.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 157,500.00

25% Deposit **£39,375.00**

ADS @ 8% **£12,600.00**

LBTT Charge **£250**

Legal Fees **£1,000.00**

Total Investment **£53,225.00**

Projected Investment Return



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and 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

£ 910

Returns Based on Rental Income	£800	£910
Mortgage Payments on £118,125.00 @ 5%	£492.19	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£80.00	£91.00
Total Monthly Costs	£587.19	£598.19
Monthly Net Income	£212.81	£311.81
Annual Net Income	£2,553.75	£3,741.75
Net Return	4.80%	7.03%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,921.75**
Adjusted To

Net Return **3.61%**

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

Annual Net Income **£1,379.25**
Adjusted To

Net Return **2.59%**

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

2 bedroom detached house for sale

+ Add to report

Abbey Grove, Nottingham, Nottinghamshire, NG3 3AU

NO LONGER ADVERTISED

Marketed from 13 Feb 2024 to 18 Nov 2024 (278 days) by HomeMove Estate Agents LTD, Covering East Midlands



£165,000

2 bedroom apartment for sale

+ Add to report

Fleming House, Ockbrook Drive, Mapperley, Nottingham

NO LONGER ADVERTISED

SOLD STC

Marketed from 18 Mar 2024 to 7 Apr 2025 (384 days) by Marriotts Estate Agents Ltd, Mapperley

Spacious ten floor apartment | Two double beds & en suite | Large living room with balcony | Kitchen

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

2 bedroom house

+ Add to report

Porchester Road, Nottingham

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Feb 2024 to 28 Mar 2024 (43 days) by Bairstow Eves Lettings, Nottingham



£995 pcm

2 bedroom flat

+ Add to report

Lister House, Nottingham, NG3

NO LONGER ADVERTISED

Marketed from 19 Sep 2025 to 6 Oct 2025 (17 days) by OpenRent, London

No Agent Fees | Property Reference Number: 2631027

Current Tenant Profile



As this property is currently tenanted, 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 in 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.



Landmere Gardens, Nottingham, NG3

PROPERTY ID: 228431787

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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