

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Stackyard Close, Leicester,  
LE3 3SE

224674616

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Stackyard Close, Leicester, LE3 3SE

Get instant cash flow of **£900** per calendar month with a **7.4%** Gross Yield for investors.

**With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.**

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



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## Property Key Features

**2 bedrooms**

**2 bathrooms**

**Spacious Lounge**

**Well Equipped Kitchen**

**Factor Fees: £166.66 PM**

**Ground Rent: £10.41 PM**

**Lease Length: 107 years**

**Market Rent: £900**

# Lounge



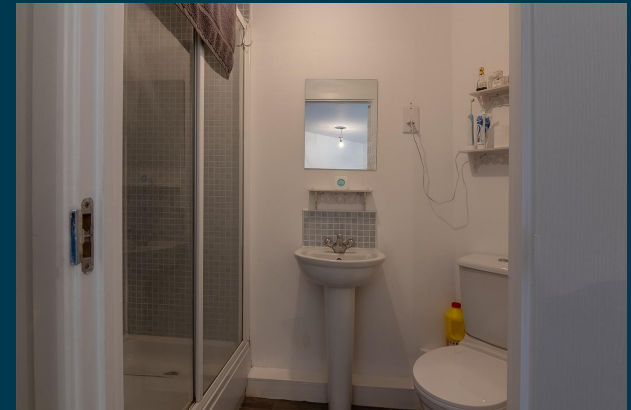
# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £145,800.00 and borrowing of £109,350.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

**£ 145,800.00**

25% Deposit	<b>£36,450.00</b>
SDLT Charge	<b>£7,706</b>
Legal Fees	<b>£1,000.00</b>
<b>Total Investment</b>	<b>£45,156.00</b>

# Projected Investment Return



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



<b>Returns Based on Rental Income</b>	<b>£900.00</b>
Mortgage Payments on £109,350.00 @ 5%	<b>£455.63</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£166.66</b>
Ground Rent	<b>£10.41</b>
Letting Fees	<b>£90.00</b>
<b>Total Monthly Costs</b>	<b>£737.70</b>
<b>Monthly Net Income</b>	<b>£162.31</b>
<b>Annual Net Income</b>	<b>£1,947.66</b>
<b>Net Return</b>	<b>4.31%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£147.66**  
Adjusted To

Net Return                      **0.33%**

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

Annual Net Income      **-£114.42**  
Adjusted To

Net Return

# 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 £150,000.



£150,000

## 2 bedroom apartment for sale

+ Add to report

Stackyard Close, Leicester, LE3

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Mar 2024 to 28 May 2025 (443 days) by Purplebricks, covering Leicestershire



£150,000

## 2 bedroom flat for sale

+ Add to report

Stackyard Close, Thorpe Astley, LE3

NO LONGER ADVERTISED

SOLD STC

Marketed from 1 Oct 2025 to 15 May 2026 (225 days) by Newton Fallowell, Leicester Forest East

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

**2 bedroom flat**

+ Add to report

Stackyard Close, Thorpe Astley, Braunstone, Leicester

CURRENTLY ADVERTISED

Marketed from 9 Jun 2026 by Seths Estate & Letting Agents, Leicester



£900 pcm

**2 bedroom flat**

+ Add to report

Stackyard Close, Braunstone, Leicester, LE3






NO LONGER ADVERTISED

Marketed from 21 May 2025 to 25 May 2025 (4 days) by OpenRent, London

# 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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**  
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.



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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.



**LETPROPERTY**