

LET PROPERTY PACK

INVESTMENT INFORMATION

Hulbert Road,
Waterlooville, PO7

226704003

 www.letproperty.co.uk





Property Description

Our latest listing is in Hulbert Road, Waterlooville, PO7

This property has a potential to rent for **£831** which would provide the investor a Gross Yield of **11.7%** if the rent was increased to market rate.

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...



Hulbert Road,
Waterlooville, PO7

226704003



Property Key Features

1 Bedroom

1 Bathroom

Spacious Living Spaces

Well-Fitted Kitchen

Factor Fees: £220.65 PM

Lease Length: 57 years

Market Rent: £831

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £85,000.

ASSUMED PURCHASE PRICE

£ 85,000

SDLT Charge £4,250

Legal Fees £1,000

Total Investment £90,250

Projected Investment Return



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



Returns Based on Rental Income	£831
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£220.65
Ground Rent	£0.00
Letting Fees	£83.10
Total Monthly Costs	£318.75
Monthly Net Income	£512.25
Annual Net Income	£6,147.00
Net Return	6.81%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,485**
Adjusted To

Net Return **4.97%**

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 £105,000.



£105,000

1 bedroom flat for sale

+ Add to report

Homewater House, Waterlooville, PO7 7JY

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 Mar 2023 to 28 Mar 2024 (387 days) by A J Eyre & Sons, Waterlooville



£90,000

1 bedroom ground floor flat for sale

+ Add to r

Hulbert Road, Waterlooville, Hampshire

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Sep 2019 to 20 Oct 2020 (404 days) by Cubitt & West, Waterlooville

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

1 bedroom retirement property

[+ Add to report](#)

Homewater House, Hulbert Road, Waterlooville, PO7

NO LONGER ADVERTISED

Marketed from 4 May 2023 to 13 Jul 2023 (69 days) by My Future Living, My Future Living



£895 pcm

1 bedroom flat

[+ Add to report](#)

Hulbert Road, Waterlooville, Hampshire, PO7

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 Nov 2025 to 19 Feb 2026 (84 days) by Leaders Lettings, Waterlooville



Hulbert Road, Waterlooville, PO7

PROPERTY ID: 226704003

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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