LET PROPERTY PACK

INVESTMENT INFORMATION

Havelock Street, Kettering,
Northamptonshire, NN16

229207878

www.letproperty.co.uk





Property Description

Our latest listing is in Havelock Street, Kettering, Northamptonshire, NN16

Get instant cash flow of **£1,300** per calendar month with a **11.6%** Gross Yield for investors.

This property has a potential to rent for **£1,344** which would provide the investor a Gross Yield of **11.9%** 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...



Havelock Street,
Kettering,
Northamptonshire, NN16

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Property Key Features

- 3 Bedroom HMO
- 1 Bathroom
- Spacious Rooms
- Close proximity to valuable amenities

- Factor Fees: £0.00
- Ground Rent: FREEHOLD
- Lease Length: FREEHOLD
- Current Rent: £1,300
- Market Rent: £1,344

Lounge





Kitchen







Bedrooms







Bathroom



Exterior







Initial Outlay



Figures based on assumed purchase price of £135,000.00 and borrowing of £101,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£135,000.00

25% Deposit	**£33,750.00**
SDLT Charge	**£6,950**
Legal Fees	**£1,000.00**
Total Investment	**£41,700.00**

Projected Investment Return



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

The monthly rent of this property is currently set at £1,300 per calendar month but the potential market rent is £1,344

Returns Based on Rental Income	**£1,300**	**£1,344**
Mortgage Payments on £101,250.00 @ 5%	**£421.88**	
Est. Building Cover (Insurance)	**£15.00**	
Approx. Factor Fees	**£0.00**	
Ground Rent	**FREEHOLD**	
Letting Fees	**£130.00**	**£134.40**
Total Monthly Costs	**£566.88**	**£571.28**
Monthly Net Income	**£0.00**	**£772.73**
Annual Net Income	**£0.00**	**£9,272.70**
Net Return	**0.00%**	**22.24%**

Return Stress Test Analysis Report



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

Annual Net Income Adjusted To	**£6,584.70**
Net Return	**15.79%**

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

Annual Net Income Adjusted To	**£7,247.70**
Net Return	**17.38%**

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

3 bedroom terraced house for sale

+ Add to report

Nelson Street, Kettering

NO LONGER ADVERTISED SOLD STC

Marketed from 26 Dec 2022 to 3 Jul 2024 (555 days) by Pattison Lane, Kettering



£170,000

3 bedroom terraced house for sale

+ Add to report

King Street, Kettering, Northamptonshire, NN16

CURRENTLY ADVERTISED SOLD STC

Marketed from 23 Feb 2026 by EweMove, Covering East Midlands

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,344 based on the analysis carried out by our letting team at **Let Property Management**.



£1,400 pcm

3 bedroom detached house

+ Add to report

Park Road, KETTERING

NO LONGER ADVERTISED

Marketed from 10 Apr 2025 to 10 Apr 2025 by William H. Brown Lettings, Kettering



£1,400 pcm

3 bedroom detached house

+ Add to report

Park Road, KETTERING

NO LONGER ADVERTISED

Marketed from 26 Sep 2023 to 20 Nov 2023 (54 days) by Connells Lettings, Kettering

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: **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.



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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.

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