

LET PROPERTY PACK

INVESTMENT INFORMATION

Maple Close Little Stoke,
Bristol, BS34 6HH

208487841

 www.letproperty.co.uk





Property Description

Our latest listing is in Maple Close Little Stoke, Bristol, BS34 6HH

Get instant cash flow of **£3,885** per calendar month with a **9.9%** Gross Yield for investors.

With tenants currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



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Property Key Features

6 bedrooms

3 bathrooms

Spacious Kitchen

Well Maintained Property

Factor Fees: tbc

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £3,885

Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £471,500.00 and borrowing of £353,625.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 471,500.00

25% Deposit £117,875.00

SDLT Charge £37,150

Legal Fees £1,000.00

Total Investment £156,025.00

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.



Returns Based on Rental Income	£3,885
Mortgage Payments on £353,625.00 @ 5%	£1,473.44
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	tbc
Ground Rent	Freehold
Letting Fees	£388.50
Total Monthly Costs	£1,876.94
Monthly Net Income	£2,008.06
Annual Net Income	£24,096.75
Net Return	15.44%

Return **Stress Test** Analysis Report



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

Annual Net Income **£16,326.75**
Adjusted To

Net Return **10.46%**

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

Annual Net Income **£17,024.25**
Adjusted To

Net Return **10.91%**

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 £400,000.



£400,000

6 bedroom semi-detached house for sale

+ Add to report

6-BED HMO - Brabazon Road, Filton, Bristol

CURRENTLY ADVERTISED

SOLD STC

Marketed from 27 Mar 2025 by Maggs & Allen, Auction, Commercial & Investment



£375,000

5 bedroom semi-detached house for sale

+ Add to report

Station Road, Filton, Bristol

CURRENTLY ADVERTISED

Marketed from 7 Jan 2025 by Ocean, Filton

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £4,400 based on the analysis carried out by our letting team at **Let Property Management**.



£4,400 pcm

6 bedroom semi-detached house

Filton Avenue, Filton

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Oct 2024 to 15 Apr 2025 (188 days) by Balloon Letting Company, Bristol

+ Add to report



£4,350 pcm

6 bedroom semi-detached house

Hunters Way, Filton, Bristol, BS34

CURRENTLY ADVERTISED

LET AGREED

Marketed from 16 Jan 2025 by CJ Hole, Bishopston

+ Add to report

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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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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