

LET PROPERTY PACK

INVESTMENT INFORMATION

Allesley Old Road,
Coventry, CV5

224592050

 www.letproperty.co.uk





Property Description

Our latest listing is in Allesley Old Road, Coventry, CV5

Get instant cash flow of **£785** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£1,159** which would provide the investor a Gross Yield of **7.7%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Allesley Old Road,
Coventry, CV5

224592050



Property Key Features

3 Bedrooms

1 Bathroom

Spacious Room

Easy Access to Local Amenities

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £785

Market Rent: £1,159

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £180,000.00 and borrowing of £135,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 180,000.00

25% Deposit	£45,000.00
SDLT Charge	£10,100
Legal Fees	£1,000.00
Total Investment	£56,100.00

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 £785 per calendar month but the potential market rent is

£ 1,159

Returns Based on Rental Income	£785	£1,159
Mortgage Payments on £135,000.00 @ 5%	£562.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£78.50	£115.90
Total Monthly Costs	£656.00	£693.40
Monthly Net Income	£129.00	£465.60
Annual Net Income	£1,548.00	£5,587.20
Net Return	2.76%	9.96%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,269.20**
Adjusted To

Net Return **5.83%**

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

Annual Net Income **£2,887.20**
Adjusted To

Net Return **5.15%**

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 £200,000.



£200,000

3 bedroom end of terrace house for sale

+ Add to report

Kingsland Avenue, Chapelfields, Coventry

NO LONGER ADVERTISED

SOLD STC

Marketed from 29 Aug 2025 to 5 Dec 2025 (98 days) by Suzanne Regan - Your Coventry Estate Agent, Covering Coventry



£199,000

3 bedroom terraced house for sale

+ Add to report

Allesley Old Road, Coventry

NO LONGER ADVERTISED

Marketed from 19 Sep 2024 to 22 Nov 2024 (63 days) by ESTATE CULTURE LTD, Coventry

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property Management**.



£1,400 pcm

3 bedroom terraced house

Allesley Old Road, Coventry, CV5 8BY

NO LONGER ADVERTISED

Marketed from 21 Sep 2024 to 28 Sep 2024 (7 days) by Cloud9 Estates Ltd, Coventry

[+ Add to report](#)



£1,250 pcm

3 bedroom terraced house

Allesley Old Road, Coventry, CV5

NO LONGER ADVERTISED






Marketed from 22 Aug 2023 to 5 Sep 2023 (13 days) by OpenRent, London

[+ Add to report](#)

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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