

LET PROPERTY PACK

INVESTMENT INFORMATION

Staunton Road, Doncaster,
DN4

229401494

 www.letproperty.co.uk





Property Description

Our latest listing is in Staunton Road, Doncaster, DN4

Get instant cash flow of **£595** per calendar month with a **11.9%** Gross Yield for investors.

This property has a potential to rent for **£642** which would provide the investor a Gross Yield of **12.8%** 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...



Staunton Road,
Doncaster, DN4

229401494



Property Key Features

1 Bedroom

1 Bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £24.00 PM

Ground Rent: £1.00 PM

Lease Length: 50 years

Current Rent: £595

Market Rent: £642

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of 60,000.

ASSUMED PURCHASE PRICE

£ 60,000

SDLT Charge £3,000

Legal Fees £1,000

Total Investment £64,000

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 £595 per calendar month but the potential market rent is

£ 642

Returns Based on Rental Income	£595	£642
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£24.00	
Ground Rent	£1.00	
Letting Fees	£59.50	£64.20
Total Monthly Costs	£99.50	£104.20
Monthly Net Income	£495.50	£537.80
Annual Net Income	£5,946.00	£6,453.60
Net Return	9.29%	10.08%



Return **Stress Test** Analysis Report



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

Annual Net Income **£5,170**
Adjusted To

Net Return **8.08%**

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 £74,950.



£74,950

1 bedroom apartment for sale

+ Add to report

97 Staunton Road

NO LONGER ADVERTISED

Marketed from 11 May 2023 to 28 Nov 2023 (200 days) by Portfield, Garrard & Wright, Tickhill



£70,000

1 bedroom flat for sale

+ Add to report

Staunton Road, Bessacarr, Doncaster, DN4

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 Mar 2024 to 13 Sep 2024 (181 days) by Northwood, Doncaster

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

1 bedroom flat share

Bessacarr, Doncaster, DN4

NO LONGER ADVERTISED

Marketed from 19 Feb 2024 to 21 Feb 2024 (1 days) by OpenRent, London

+ Add to report



£675 pcm

1 bedroom flat

Acacia Road, Doncaster, South Yorkshire, DN4

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Jul 2020 to 27 Sep 2024 (1541 days) by The Ground Group LTD, Doncaster

+ 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: **Moved
within the last 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.



Staunton Road, Doncaster, DN4

PROPERTY ID: 229401494

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