

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Fawley Close, Coventry,  
CV3

226960985

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Fawley Close, Coventry, CV3

Get instant cash flow of **£750** per calendar month with a **7.2%** Gross Yield for investors.

This property has a potential to rent for **£836** which would provide the investor a Gross Yield of **8.0%** 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...**



Fawley Close, Coventry,  
CV3

226960985



## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Spacious Rooms**

**Fully equipped modern Kitchen**

**Factor Fees: £80.00 pm**

**Ground Rent: £8.00 pm**

**Lease Length: 105 years**

**Current Rent: £750**

**Market Rent: £836**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Outlay figures based on assumed cash purchase of £50,000.

## ASSUMED PURCHASE PRICE

£ 125,000.00

SDLT Charge	£6,250
Legal Fees	£1,000
Total Investment	£132,250

# Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 836



Returns Based on Rental Income	£750	£836
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£80.00	
Ground Rent	£8.00	
Letting Fees	£75.00	£83.60
<b>Total Monthly Costs</b>	<b>£178.00</b>	<b>£186.60</b>
<b>Monthly Net Income</b>	<b>£572.00</b>	<b>£649.40</b>
<b>Annual Net Income</b>	<b>£6,864.00</b>	<b>£7,792.80</b>
<b>Net Return</b>	<b>5.19%</b>	<b>5.89%</b>

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



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£6,121**  
Adjusted To

Net Return                      **4.63%**



# 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 £139,950.



£139,950

## 3 bedroom apartment for sale

+ Add

Winnalithorpe, Coventry

NO LONGER ADVERTISED **SOLD STC**

Marketed from 22 Mar 2024 to 2 May 2024 (40 days) by Lewis Oliver Estates Ltd, Coventry



£120,000

## 3 bedroom flat for sale

+ Add

Fawley Close, Coventry, CV3

NO LONGER ADVERTISED

Marketed from 4 Mar 2023 to 23 Jan 2024 (324 days) by Purplebricks, covering Coventry

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,050 based on the analysis carried out by our letting team at **Let Property Management**.



## 3 bedroom flat

Paladine Way, COVENTRY

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 Feb 2026 to 8 Apr 2026 (43 days) by Connells Lettings, Coventry

£1,050 pcm



## 3 bedroom apartment

Walsgrave Road, Coventry, CV2 4BL

CURRENTLY ADVERTISED

LET AGREED






Marketed from 12 Jun 2026 by SBK Lettings Limited, Coventry

£855 pcm

# 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**
-  Current term of tenancy: **9 years+**
-  Standard Tenancy Agreement In Place: **Yes**
-  Payment history: **On time for length of tenancy**
-  Fully compliant tenancy: **Yes**  
Fully compliant tenancy including EICR & Gas Safety in order

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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Fawley Close, Coventry, CV3

PROPERTY ID: 226960985

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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