

LET PROPERTY PACK

INVESTMENT INFORMATION

Kelowna Court, Horncastle,
LN9

226708695

 www.letproperty.co.uk





Property Description

Our latest listing is in Kelowna Court, Horncastle, LN9

Get instant cash flow of **£2,250** per calendar month with a **9.8%** Gross Yield for investors.

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...



Kelowna Court,
Horncastle, LN9

226708695



Property Key Features

**Properties of 3 x One Bedroom
Flats**

3 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £2,250

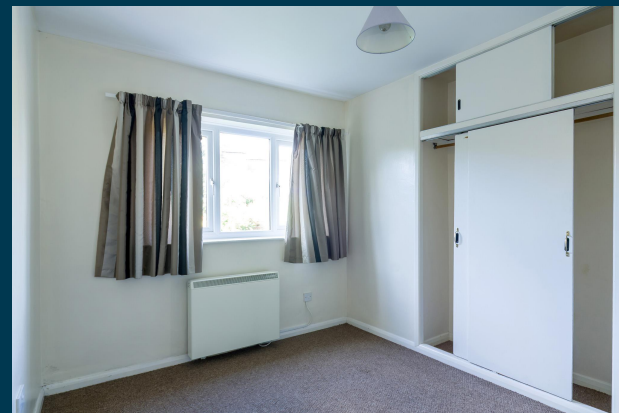
Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



ASSUMED PURCHASE PRICE

£ 275,000

SDLT Charge

£17,500

Legal Fees

£1,000

Total Investment

£293,500

Outlay figures based on assumed cash purchase of 275,000.

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 £2,250 per calendar month

Returns Based on Rental Income	£2,250
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	FREEHOLD
Letting Fees	£225.00
Total Monthly Costs	£240.00
Monthly Net Income	£2,010.00
Annual Net Income	£24,120.00
Net Return	8.22%

Return **Stress Test** Analysis Report



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

Annual Net Income **£19,620**
Adjusted To

Net Return **6.68%**

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 £325,000.



£325,000

3 bedroom apartment for sale

+ Add to report

2 Spa Court, Iddesleigh Road, Woodhall Spa

NO LONGER ADVERTISED

Marketed from 5 Dec 2023 to 28 May 2024 (174 days) by Robert Bell & Company, Woodhall Spa



£325,000

3 bedroom cottage for sale

+ Add to report

Hatton, Market Rasen, LN8

NO LONGER ADVERTISED

Marketed from 3 Apr 2024 to 16 Dec 2024 (256 days) by Yopa, East Midlands & Yorkshire

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,340 based on the analysis carried out by our letting team at **Let Property Management**.



£2,340 pcm

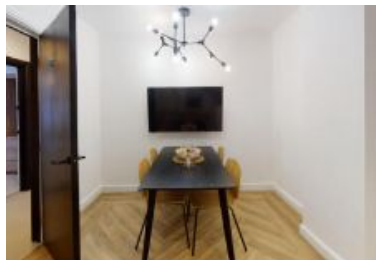
3 bedroom house

Harvey House, Lincoln

NO LONGER ADVERTISED

Marketed from 30 Sep 2025 to 3 Nov 2025 (33 days) by Loc8me, Covering Lincoln

+ Add to report



£2,301 pcm

3 bedroom flat

Harvey House, Lincoln

NO LONGER ADVERTISED

Marketed from 30 Sep 2025 to 3 Nov 2025 (33 days) by Loc8me, Covering Lincoln

+ 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**



Current term of tenancy: **3 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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Kelowna Court, Horncastle, LN9

PROPERTY ID: 226708695

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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