

LET PROPERTY PACK

INVESTMENT INFORMATION

Beckett Road, Doncaster
DN2

226945819

 www.letproperty.co.uk





Property Description

Our latest listing is in Beckett Road, Doncaster DN2

Get instant cash flow of **£1,300** per calendar month with a **5.7%** 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...



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Property Key Features

Portfolio of 3 Flats

3 bathrooms

Spacious Rooms

Prime Rental Location

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,300

Lounge



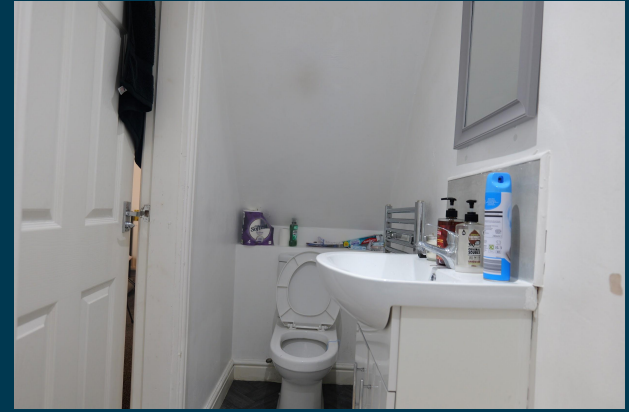
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £275,000.00 and borrowing of £206,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 275,000.00

25% Deposit	£68,750.00
SDLT Charge	£17,500
Legal Fees	£1,000.00
Total Investment	£87,250.00

Projected Investment Return



The monthly rent of this property is currently set at £1,300 per calendar month



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



Returns Based on Rental Income	£1,300
Mortgage Payments on £206,250.00 @ 5%	£859.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£130.00
Total Monthly Costs	£1,004.38
Monthly Net Income	£295.63
Annual Net Income	£3,547.50
Net Return	4.07%

Return **Stress Test** Analysis Report



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

Annual Net Income **£947.50**
Adjusted To

Net Return **1.09%**

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

Annual Net Income **-£577.50**
Adjusted To

Net Return **-0.66%**

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 £190,000.



£190,000

1 bedroom apartment for sale

[+ Add to report](#)

Doncaster Apartments, Doncaster, South Yorkshire, DN2

NO LONGER ADVERTISED **SOLD STC**

Marketed from 3 Dec 2023 to 3 Dec 2023 by KO ESTATES LTD, Manchester



£161,500

1 bedroom apartment for sale

[+ Add to report](#)

Consort House, Doncaster

NO LONGER ADVERTISED

Marketed from 17 Aug 2023 to 7 Nov 2023 (81 days) by Clark & Co Estates, Topsham

Set in one of the most business focused districts of Doncaster and just a ten minute walk from Do...

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**.



3 bedroom flat

+ Add to report

The Old Court House

NO LONGER ADVERTISED

Marketed from 4 Feb 2026 to 20 Feb 2026 (15 days) by Kembles Estates, Doncaster

£1,400 pcm



3 bedroom detached house

+ Add to report

South Bridge Road, HULL

NO LONGER ADVERTISED

LET AGREED

Marketed from 16 Dec 2024 to 7 Feb 2025 (52 days) by William H. Brown Lettings, Hull (Holderness Road)

£1,300 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**

 Standard Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **Moved in 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.



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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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