

LET PROPERTY PACK

INVESTMENT INFORMATION

Dashwood Avenue, High
Wycombe, HP12 3QE

225718655

 www.letproperty.co.uk





Property Description

Our latest listing is in Dashwood Avenue, High Wycombe, HP12 3QE

Get instant cash flow of **£1,100** per calendar month with a **7.1%** 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

1 bedroom

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £129 PM

Ground Rent: £12.50 PM

Lease Length: 109 years

Current Rent: £1,100

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £185,000.00 and borrowing of £138,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 185,000.00

25% Deposit	£46,250.00
SDLT Charge	£10,450
Legal Fees	£1,000.00
Total Investment	£57,700.00

Projected Investment Return



The monthly rent of this property is currently set at £1,100.00

£ 1,100

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



Returns Based on Rental Income	£1,100.00
Mortgage Payments on £138,750.00 @ 5%	£578.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£129.00
Ground Rent	£12.50
Letting Fees	£110.00
Total Monthly Costs	£844.63
Monthly Net Income	£255.38
Annual Net Income	£3,064.50
Net Return	5.31%

Return **Stress Test** Analysis Report



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

Annual Net Income **£864.50**
Adjusted To

Net Return **1.50%**

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

Annual Net Income **£439.50**
Adjusted To

Net Return **0.76%**

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

1 bedroom flat for sale

[+ Add to report](#)

Dashwood Avenue, High Wycombe

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Apr 2025 to 13 Oct 2025 (185 days) by Hurst Estate Agents, South Buckinghamshire



£185,000

1 bedroom flat for sale

[+ Add to report](#)

Lindsay Court, Dashwood Avenue, High Wycombe, Buckinghamshire, HP12

CURRENTLY ADVERTISED

Marketed from 18 Jun 2025 by Chancellors, High Wycombe

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

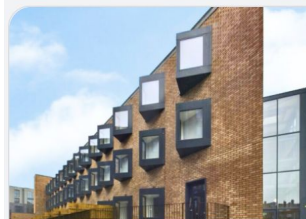
1 bedroom apartment

+ Add to report

- The Old Works - Leigh Street, High Wycombe, Buckinghamshire

NO LONGER ADVERTISED

Marketed from 10 Apr 2025 to 23 Apr 2025 (13 days) by MCR National Homes Ltd, Manchester



£1,200 pcm

1 bedroom flat

+ Add to report

Leigh Street, High Wycombe, Buckinghamshire, HP11

NO LONGER ADVERTISED

Marketed from 13 Feb 2024 to 15 Feb 2024 (1 days) by MCR National Homes Ltd, Manchester

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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3QE

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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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