

LET PROPERTY PACK

INVESTMENT INFORMATION

Highwayman Court,
Cromer Road,
Sheringham, NR26

225418781

 www.letproperty.co.uk





Property Description

Our latest listing is in Highwayman Court, Cromer Road, Sheringham, NR26

Get instant cash flow of **£725** per calendar month with a **8.3%** 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 Rooms

Close proximity to valuable amenities

Factor Fees: £140.92 PM

Ground Rent: £20.83 PM

Lease Length: 75 Years

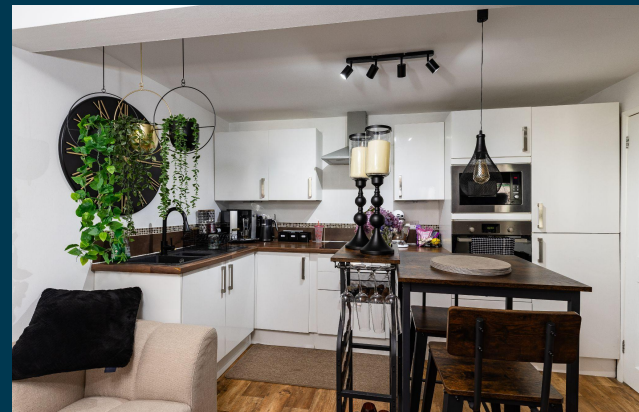
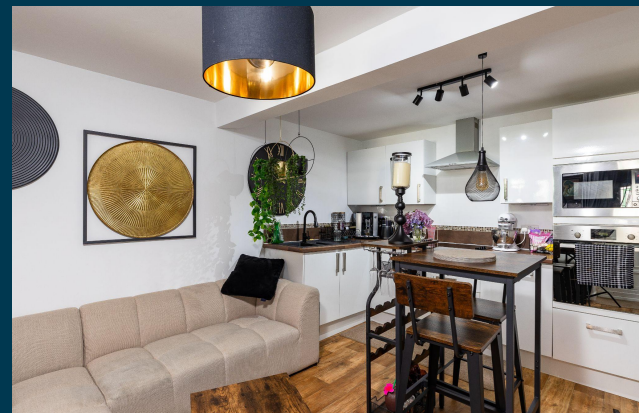
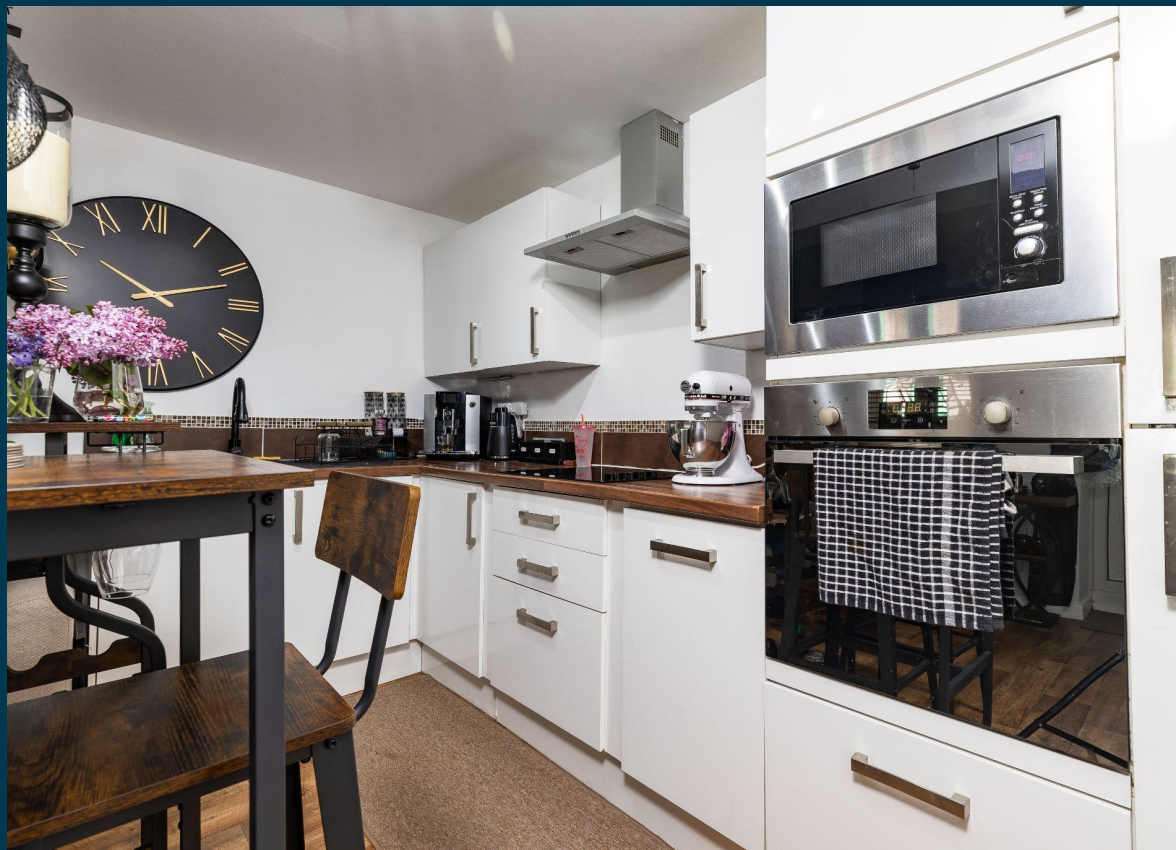
Current Rent: £725

Market Rent: £725

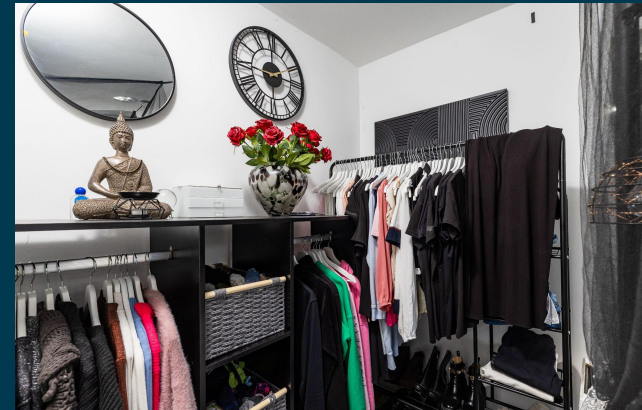
Lounge



Kitchen



Bedrooms



Exterior





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

ASSUMED PURCHASE PRICE

£ 105,000

SDLT Charge **£5,250**

Legal Fees **£1,000**

Total Investment **£111,250**

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 £725 per calendar month.

Returns Based on Rental Income	£725
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£140.92
Ground Rent	£20.83
Letting Fees	£72.50
Total Monthly Costs	£249.25
Monthly Net Income	£475.75
Annual Net Income	£5,709.00
Net Return	5.13%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,259**
Adjusted To

Net Return **3.83%**

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 £160,000.



£160,000

1 bedroom ground floor flat for sale

— Remove

Sheringham

NO LONGER ADVERTISED

SOLD STC

Marketed from 28 Feb 2025 to 8 Jul 2025 (130 days) by Watsons, Norfolk



£120,000

1 bedroom apartment for sale

— Remove

Sheringham

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 Jul 2019 to 18 Aug 2020 (408 days) by Watsons, Norfolk

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**.



£1,050 pcm

1 bedroom ground floor flat

+ Add to report

Cliff Road, Sheringham, NR26

CURRENTLY ADVERTISED

Marketed from 18 Mar 2026 by Millers Estate Agents, Cromer



£750 pcm

1 bedroom flat

+ Add to report

Sheringham, Norfolk

NO LONGER ADVERTISED

LET AGREED

Marketed from 16 Dec 2025 to 1 Apr 2026 (105 days) by Arnolds Keys, Norwich

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.



Highwayman Court, Cromer Road,
Sheringham, NR26

PROPERTY ID: 12345678



www.letproperty.co.uk

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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