

LET PROPERTY PACK

INVESTMENT INFORMATION

Meadow Close,
Stratford-upon-Avon, CV37
9PJ

225087945

 www.letproperty.co.uk





Property Description

Our latest listing is in Dock Head Road, Chatham, ME4 4ZH

Get instant cash flow of **£985** per calendar month with a **7.4%** Gross Yield for investors.

This property has a potential to rent for **£1,185** which would provide the investor a Gross Yield of **8.9%** 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...



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Property Key Features

2 bedroom

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £97.31

Ground Rent: £0.83

Lease Length: 97 years

Current Rent: £985

Market Rent: £1,185

Lounge



Kitchen



Bedrooms



Exterior





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

ASSUMED PURCHASE PRICE

£ 160,000

SDLT Charge **£8,700**

Legal Fees **£1,000**

Total Investment £169,700

Projected Investment Return



The monthly rent of this property is currently set at £985.00 per calendar month but the potential market rent is

£ 1,185



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



| Returns Based on Rental Income | £985.00 | £1,185.00 |
|---------------------------------|------------------|-------------------|
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | £97.31 | |
| Ground Rent | £0.83 | |
| Letting Fees | £98.50 | £118.50 |
| Total Monthly Costs | £211.64 | £231.64 |
| Monthly Net Income | £773.36 | £953.36 |
| Annual Net Income | £9,280.32 | £11,440.32 |
| Net Return | 5.47% | 6.74% |

Return **Stress Test** Analysis Report



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

Annual Net Income **£9,070**
Adjusted To

Net Return **5.34%**



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 £170,000.



2 bedroom apartment for sale

+ Add to report

Corelli Close, Stratford-Upon-Avon

NO LONGER ADVERTISED SOLD STC

Marketed from 21 Nov 2023 to 30 Sep 2024 (314 days) by Jeremy McGinn & Co, Stratford-Upon-Avon



2 bedroom apartment for sale

+ Add to report

Ophelia Drive, Stratford-Upon-Avon

NO LONGER ADVERTISED SOLD STC

Marketed from 26 Nov 2024 to 7 Jan 2026 (406 days) by Connells, Stratford-upon-Avon

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

2 bedroom maisonette

Correlli Close, CV37 9PU

CURRENTLY ADVERTISED

LET AGREED

Marketed from 6 Jan 2026 by Hawkins & Patterson, Henley in Arden

+ Add to report



£1,050 pcm

2 bedroom apartment

Corelli Close, Stratford-Upon-Avon

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Jun 2025 to 24 Jul 2025 (52 days) by Connells Lettings, Stratford-upon-Avon

+ 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**

 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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PROPERTY ID: 12345678

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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