LET PROPERTY PACK

INVESTMENT INFORMATION

Kensington Road,
Coventry, CV5

225343787

www.letproperty.co.uk



LETPROPERTY



Property Description

Our latest listing is in Kensington Road, Coventry, CV5

This property has a potential to rent for **£1,425** which would provide the investor a Gross Yield of **7.1%** 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

- 4 Bedrooms
- Multiple Bathrooms
- Spacious Living Spaces
- Easy access to local amenities
- Factor Fees: £0.00
- Ground Rent: FREEHOLD
- Lease Length: FREEHOLD
- Market Rent: £1,425

Lounge







Kitchen





Bedrooms







Bathroom







Exterior







Initial Outlay



Figures based on assumed purchase price of £240,000.00 and borrowing of £180,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 240,000.00

25% Deposit	**£60,000.00**
SDLT Charge	**£14,300**
Legal Fees	**£1,000.00**
Total Investment	**£75,300.00**

Projected Investment Return



Returns Based on Rental Income	£1,425
Mortgage Payments on £180,000.00 @ 5%	£750.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	FREEHOLD
Letting Fees	£142.50
Total Monthly Costs	£907.50
Monthly Net Income	£517.50
Annual Net Income	£6,210.00
Net Return	8.25%

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

Return Stress Test Analysis Report



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

Annual Net Income Adjusted To	**£3,360.00**
Net Return	**4.46%**

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

Annual Net Income Adjusted To	**£2,610.00**
Net Return	**3.47%**

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 £260,000.



£260,000

4 bedroom end of terrace house for sale

+ Add to report

Hearsall Lane, Earlsdon, Coventry

NO LONGER ADVERTISED

Marketed from 24 Jul 2024 to 21 Oct 2024 (88 days) by Andrew Granger, Coventry



£250,000

4 bedroom terraced house for sale

+ Add to report

Broomfield Road, Earlsdon, Coventry

NO LONGER ADVERTISED

Marketed from 16 Dec 2024 to 27 Jan 2026 (406 days) by Shortland Horne, Coventry

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,450 based on the analysis carried out by our letting team at **Let Property Management**.



£1,450 pcm

4 bedroom end of terrace house

+ Add to report

Myrtle Grove, Earlsdon, Coventry, CV5

NO LONGER ADVERTISED LET AGREED

Marketed from 21 Aug 2025 to 22 Sep 2025 (32 days) by Your Dream Pad, Coventry



£1,440 pcm

4 bedroom end of terrace house

+ Add to report

Sovereign Road, Coventry, CV5

NO LONGER ADVERTISED

Marketed from 26 Feb 2024 to 3 Mar 2024 (5 days) by OpenRent, London

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: **N/A**
- Standard Tenancy Agreement In Place: **N/A**
- Fully compliant tenancy: **N/A**

  Fully compliant tenancy including EICR & Gas Safety in order
- Current term of tenancy: **N/A**
- Payment history: **N/A**

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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