

LET PROPERTY PACK

INVESTMENT INFORMATION

Overstone Court, Cardiff,
CF10

228926424

 www.letproperty.co.uk





Property Description

Our latest listing is in Overstone Court, Cardiff, CF10

Get instant cash flow of **£1,175** per calendar month with a **9.4%** Gross Yield for investors.

This property has a potential to rent for **£1,575** which would provide the investor a Gross Yield of **12.6%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

Don't miss out on this fantastic investment opportunity...



Overstone Court, Cardiff,
CF10

228926424



Property Key Features

2 Bedrooms

2 Bathrooms

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: £91.34 pm

Ground Rent: £25.82 pm

Lease Length: 128 years

Current Rent: £1,175

Market Rent: £1,575

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of 150,000.

ASSUMED PURCHASE PRICE

£ 150,000.00

SDLT Charge £8,000

Legal Fees £1,000

Total Investment £159,000

Projected Investment Return



The monthly rent of this property is currently set at £1,175 per calendar month but the potential market rent is

£ 1,575



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



Returns Based on Rental Income	£1,175	£1,575
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£91.34	
Ground Rent	£25.82	
Letting Fees	£117.50	£157.50
Total Monthly Costs	£249.66	£289.66
Monthly Net Income	£925.34	£1,285.34
Annual Net Income	£11,104.08	£15,424.08
Net Return	6.98%	9.70%

Return **Stress Test** Analysis Report



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

Annual Net Income **£12,274**
Adjusted To

Net Return **7.72%**



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

2 bedroom flat for sale

+ Add

Carlotta Way, Cardiff, Caerdydd, CF10

NO LONGER ADVERTISED

SOLD STC

Marketed from 17 Sep 2020 to 14 May 2021 (238 days) by Taylors Estate Agents, Cardiff Bay



£155,000

2 bedroom apartment for sale

+ Add

Heol Tredwen, Cardiff, CF10

NO LONGER ADVERTISED

Marketed from 1 Aug 2025 to 1 Oct 2025 (61 days) by SquareFoot Estate Agents Ltd, Cardiff

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,850 based on the analysis carried out by our letting team at **Let Property Management**.



£1,850 pcm

2 bedroom flat

Penstone Court, Century Wharf

NO LONGER ADVERTISED

Marketed from 10 Aug 2026 to 11 Aug 2026 by Martin & Co, Cardiff



£1,800 pcm

2 bedroom apartment

Penstone Court, Century Wharf, Cardiff Bay

CURRENTLY ADVERTISED

Marketed from 18 Aug 2026 by MGY, Cardiff

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.



www.letproperty.co.uk

Overstone Court, Cardiff, CF10

PROPERTY ID: 228926424

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.



LETPROPERTY