

LET PROPERTY PACK

INVESTMENT INFORMATION

Downs Barn Boulevard,
Milton Keynes, MK14

224342653

 www.letproperty.co.uk





Property Description

Our latest listing is in Downs Barn Boulevard, Milton Keynes, MK14

This property has a potential to rent for **£1,167** which would provide the investor a Gross Yield of **8.1%** 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

2 Bedrooms

1 Bathroom

Spacious Lounge

Well-Equipped Kitchen

Service Charge and Ground Rent:
£90.00

Lease Length: 88 years

Market Rent: £1,167

Kitchen



Bedrooms



Exterior





Figures based on assumed purchase price of £172,000.00 and borrowing of £129,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 172,000.00

25% Deposit	£43,000.00
SDLT Charge	£9,540
Legal Fees	£1,000.00
Total Investment	£53,540.00

Projected Investment Return



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



Returns Based on Rental Income	£1,167
Mortgage Payments on £129,000.00 @ 5%	£537.50
Est. Building Cover (Insurance)	£15.00
Approx. Service Charge and Ground Rent	£90.00
Letting Fees	£116.70
Total Monthly Costs	£759.20
Monthly Net Income	£407.80
Annual Net Income	£4,893.60
Net Return	9.14%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,559.60**
Adjusted To

Net Return **4.78%**

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

Annual Net Income **£2,313.60**
Adjusted To

Net Return **4.32%**

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 £175,000.



£175,000

2 bedroom maisonette for sale

Barbers Mews, Neath Hill, Milton Keynes

CURRENTLY ADVERTISED

SOLD STC

Marketed from 29 May 2025 by Cauldwell Property Services, Milton Keynes

+ Add to report



£160,000

2 bedroom flat for sale

Downs Barn Boulevard, Downs Barn, Milton Keynes, MK14 7QB

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 Jun 2025 to 9 Sep 2025 (94 days) by eXp UK, East of England

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,150 pcm

2 bedroom maisonette

+ Add to report

Coachmaker Court, Neath Hill, Milton Keynes, MK14

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 May 2025 to 3 Jul 2025 (45 days) by Leaders together with Alan Francis, Milton Keynes



£1,100 pcm

2 bedroom apartment

+ Add to report

Conniburrow Boulevard, Conniburrow, Milton Keynes

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Nov 2024 to 17 Jan 2025 (65 days) by 1st Choice Properties, Milton Keynes



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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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