

LET PROPERTY PACK

INVESTMENT INFORMATION

Parkside Close, Codnor
Park, Ironville, Nottingham,
NG16

225334364

 www.letproperty.co.uk





Property Description

Our latest listing is in Parkside Close, Codnor Park, Ironville, Nottingham, NG16

Get instant cash flow of **£500** per calendar month with a **4.3%** Gross Yield for investors.

This property has a potential to rent for **£859** which would provide the investor a Gross Yield of **7.4%** 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...



Parkside Close, Codnor
Park, Ironville,
Nottingham, NG16

225334364



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: 0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £500

Market Rent: £859

Lounge



Kitchen



Bedrooms



Exterior





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

ASSUMED PURCHASE PRICE

£ 140,000

SDLT Charge **£7,300**

Legal Fees **£1,000**

Total Investment **£148,300**

Projected Investment Return



The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is

£ 859

Returns Based on Rental Income	£500	£859
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£50.00	£85.90
Total Monthly Costs	£65.00	£100.90
Monthly Net Income	£435.00	£758.10
Annual Net Income	£5,220.00	£9,097.20
Net Return	3.52%	6.13%

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 **£7,379**
Adjusted To

Net Return **4.98%**

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 flat for sale + Add to report

Church Street, Eastwood, Nottingham

CURRENTLY ADVERTISED

Marketed from 31 Oct 2025 by Burchell Edwards, Eastwood

£170,000
- 

2 bedroom apartment for sale + Add to report

Apartment 1 St. Georges Court, 51A Cromford Road, Langley Mill, Nottingham, Nottinghamshire, NG16

CURRENTLY ADVERTISED



Marketed from 17 Feb 2026 by Pygott & Crone, Nottingham

£145,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.

 <p>View details</p>	2 bedroom flat	+ Add to report
Market Street, Heanor, Derbyshire, DE75		
CURRENTLY ADVERTISED		
Marketed from 15 Mar 2026 by Bruwks Solutions, Covering Hemel Hempstead		
£1,300 pcm		
	2 bedroom apartment	+ Add to report
Henfrey Drive, Annesley, NG15		
NO LONGER ADVERTISED		
Marketed from 2 Mar 2026 to 26 Mar 2026 (23 days) by Frank Innes Lettings, Nottingham		
£950 pcm		


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: **10 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.



Parkside Close, Codnor Park, Ironville,
Nottingham, NG16

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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