

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Cardiff Grove, Luton, LU1

225770271

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Cardiff Grove, Luton, LU1

Get instant cash flow of **£850** per calendar month with a **8.4%** Gross Yield for investors.

This property has a potential to rent for **£909.00** which would provide the investor a Gross Yield of **9.0%** if the rent was increased to market rate.

**Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.**

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



Cardiff Grove, Luton, LU1

225770271



## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Well maintained**

**Ideally situated for local amenities**

**Factor Fees: £1,000 PM**

**Ground Rent: £100 PM**

**Lease Length: 50 Years**

**Current Rent: £850 PM**

**Market Rent: £909 PM**

# Lounge



# Kitchen



# Bedrooms



# Exterior





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

## ASSUMED PURCHASE PRICE

£ 120,750

SDLT Charge **£6,038**

Legal Fees **£1,000**

Total Investment **£127,788**

# Projected Investment Return



The monthly rent of this property is currently set at £850 per calendar month but the potential market rent is

£ 909



Returns Based on Rental Income	£850	£909.00
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£1,000.00	
Ground Rent	£100.00	
Letting Fees	£85.00	£90.90
<b>Total Monthly Costs</b>	<b>£1,200.00</b>	<b>£1,205.90</b>
<b>Monthly Net Income</b>	<b>-£350.00</b>	<b>-£296.90</b>
<b>Annual Net Income</b>	<b>-£4,200.00</b>	<b>-£3,562.80</b>
<b>Net Return</b>	<b>-3.29%</b>	<b>-2.79%</b>

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      **-£5,381**  
Adjusted To

Net Return                      **-4.21%**



# 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 £130,000.



**£130,000**

## 1 bedroom apartment for sale

+ Add to

Downs Road, Luton

CURRENTLY ADVERTISED

Marketed from 13 Mar 2025 by haart, Luton



**£125,000**

## 1 bedroom apartment for sale

+ Add to repc

Cardigan Gardens, Cardigan Street



CURRENTLY ADVERTISED

Marketed from 21 May 2026 by Lotus Carlton, Luton

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.

 <p><b>£1,000 pcm</b></p>	<h3>1 bedroom apartment</h3> <p>Collingdon Street, LUTON</p> <p>NO LONGER ADVERTISED LET AGREED</p> <p>Marketed from 19 May 2025 to 20 Nov 2025 (184 days) by Connells Lettings, Hitchin</p> <p>+ Add to re</p>
 <p><b>£995 pcm</b></p>	<h3>1 bedroom flat</h3> <p>Modern 1 Bed Flat, Grove Road, Luton</p> <p>NO LONGER ADVERTISED LET AGREED</p> <p>Marketed from 19 Aug 2025 to 6 Sep 2025 (17 days) by Smartmove, Northampton</p> <p>+ Add</p>

# 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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Cardiff Grove, Luton, LU1

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.



**LETPROPERTY**