

LET PROPERTY PACK

INVESTMENT INFORMATION

Albert Road,
Bournemouth, BH1

225239335

 www.letproperty.co.uk





Property Description

Our latest listing is in Albert Road, Bournemouth, BH1

Get instant cash flow of **£850** per calendar month with a **6.9%** Gross Yield for investors.

Positioned for convenience with easy access to local amenities and meticulously maintained throughout, this property presents a dependable and attractive opportunity for any investor looking to strengthen their portfolio.

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



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Property Key Features

Studio

1 bathroom

Well maintained

Within easy reach of local amenities

Factor Fees: £125.00 PM

Ground Rent: £25.00 PM

Lease Length: 117 years

Current Rent: £850

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £147,000.00 and borrowing of £110,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 147,000.00

25% Deposit	£36,750.00
SDLT Charge	£7,790
Legal Fees	£1,000.00
Total Investment	£45,540.00

Projected Investment Return



The monthly rent of this property is currently set at £850 per calendar month.



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



Returns Based on Rental Income	£850
Mortgage Payments on £110,250.00 @ 5%	£459.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£125.00
Ground Rent	£25.00
Letting Fees	£85.00
Total Monthly Costs	£709.38
Monthly Net Income	£140.63
Annual Net Income	£1,687.50
Net Return	3.71%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£12.50**

Net Return **-0.03%**

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

Annual Net Income Adjusted To **-£217.50**

Net Return **-0.48%**

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.



1 bedroom flat for sale

+ Add to

Albert Road, Bournemouth

NO LONGER ADVERTISED

Marketed from 8 Jun 2022 to 5 Jul 2023 (392 days) by Fox & Sons, Bournemouth

OPEN PLAN LOUNGE/KITCHEN | WELL PRESENTED COMMUNAL GARDEN | LUXURY KITCHEN BUILT APPLIANCES ...



1 bedroom flat for sale

+ Add to

Albert Road, Bournemouth, BH1

NO LONGER ADVERTISED

Marketed from 15 Feb 2023 to 22 Jun 2023 (126 days) by Express Estate Agency, Nationwide

Guide Price £155,000 - £175,000 | Immaculately Presented Fifth Floor Apartment | Spacious C

Sold price history:

View

19/10/2017

£170,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,062 based on the analysis carried out by our letting team at **Let Property Management**.



£1,062 pcm

Studio flat

[+ Add to report](#)

BOURNEMOUTH | STUDENT | SEPTEMBER | BH1

NO LONGER ADVERTISED

Marketed from 11 Sep 2025 to 16 Sep 2025 (4 days) by Skylets, Newcastle upon Tyne

Wi-Fi | All Utility Bills Included | Communal Lounge | Cinema Room | Gym | Bike Storage | Study R...



£1,050 pcm

Studio flat

[+ Add to report](#)

Flat 2 Hill House, Bournemouth BH1

NO LONGER ADVERTISED **LET AGREED**

Marketed from 2 Sep 2025 to 12 Sep 2025 (9 days) by Turay Homes, Bournemouth

Luxurious large modern studio room available to let to STUDENTS and PROFESSIONAL Main Features: F...

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**

 Current term of tenancy: **4 years+**

 Standard Tenancy Agreement In Place: **Yes**

 Payment history: **On time for length of tenancy**

 Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order

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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