

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Ranger Walk, Colchester,  
CO2

226749840

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





## Property Description

Our latest listing is in Ranger Walk, Colchester, CO2

Get instant cash flow of **£700** per calendar month with a **8.2%** Gross Yield for investors.

**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...**



Ranger Walk, Colchester,  
CO2

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## Property Key Features

1 Bedroom

1 Bathroom

Spacious Room

Modern Kitchen

Factor Fees: £78.48 PM

Ground Rent: £6.25 PM

Lease Length: 150 years

Current Rent: £700

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



## ASSUMED PURCHASE PRICE

£ 102,500.00

|                  |            |
|------------------|------------|
| 25% Deposit      | £25,625.00 |
| SDLT Charge      | £5,125     |
| Legal Fees       | £1,000.00  |
| Total Investment | £31,750.00 |

Figures based on assumed purchase price of £102,500.00 and borrowing of £76,875.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

# Projected Investment Return



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



The monthly rent of this property is currently set at £700 per calendar month

|                                      |           |
|--------------------------------------|-----------|
| Returns Based on Rental Income       | £700      |
| Mortgage Payments on £76,875.00 @ 5% | £320.31   |
| Est. Building Cover (Insurance)      | £15.00    |
| Approx. Factor Fees                  | £78.48    |
| Ground Rent                          | £6.25     |
| Letting Fees                         | £70.00    |
| Total Monthly Costs                  | £490.04   |
| Monthly Net Income                   | £209.96   |
| Annual Net Income                    | £2,519.49 |
| Net Return                           | 7.94%     |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,119.49**  
Adjusted To

Net Return                      **3.53%**

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

Annual Net Income      **£1,056.99**  
Adjusted To

Net Return                      **3.33%**

# 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 £115,000.



## 1 bedroom ground floor flat for sale

[+ Add to report](#)

Avignon Close, South Colchester

NO LONGER ADVERTISED

SOLD STC

Marketed from 9 Aug 2019 to 4 Mar 2020 (207 days) by Martin & Co, Colchester

£115,000



## 1 bedroom maisonette for sale

[+ Add to report](#)

Cavendish Avenue, Colchester, Essex

NO LONGER ADVERTISED

Marketed from 5 Nov 2019 to 3 Jan 2020 (59 days) by British Homesellers, National

£110,000

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

**1 bedroom flat**

[+ Add to report](#)

ABBOTTS HEATH

NO LONGER ADVERTISED

Marketed from 20 Mar 2025 to 24 Mar 2025 (4 days) by Gallant Richardson, Colchester



£725 pcm

**1 bedroom flat**

[+ Add to report](#)

Ranger Walk, Abbots Heath, CO2

NO LONGER ADVERTISED

LET AGREED

Marketed from 26 Jun 2024 to 15 Aug 2024 (49 days) by Leaders Lettings, Colchester

# 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: **2 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.



**LETPROPERTY**