

LET PROPERTY PACK

INVESTMENT INFORMATION

Frobisher Close, Daventry,
NN11

225366672

 www.letproperty.co.uk





Property Description

Our latest listing is in Frobisher Close, Daventry, NN11

Get instant cash flow of **£700** per calendar month with a **6.4%** Gross Yield for investors.

This property has a potential to rent for **£931** which would provide the investor a Gross Yield of **8.5%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Frobisher Close, Daventry,
NN11

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Property Key Features

2 bedroom

1 bathroom

Spacious Room

Easy Access to Local Amenities

Factor Fees: £100 pm

Ground Rent: £10 pm

Lease Length: 89 years

Current Rent: £700

Market Rent: £931

Lounge



Kitchen



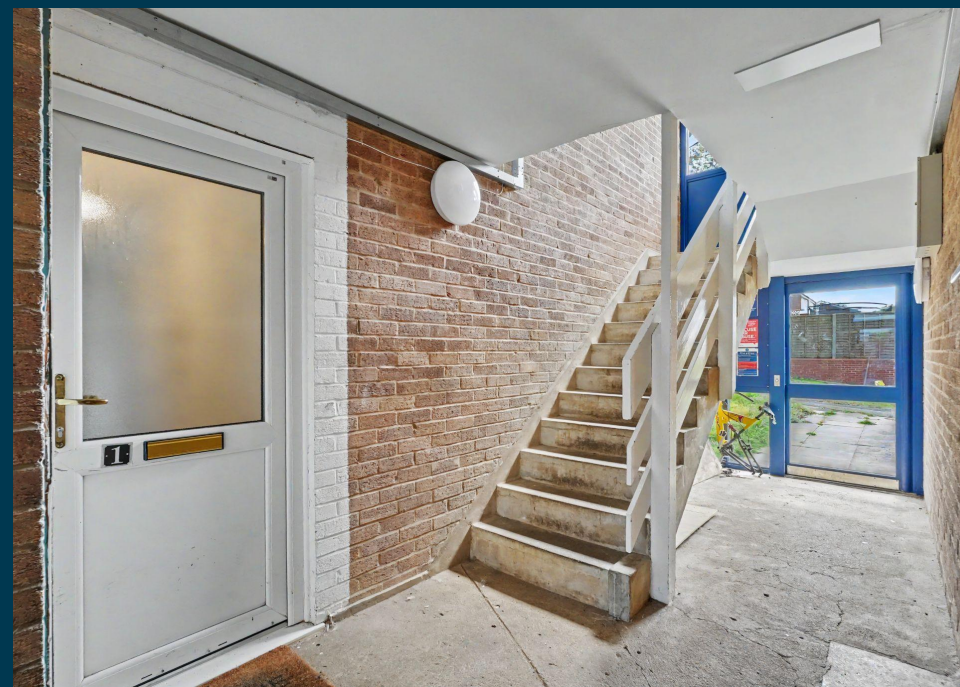
Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £131,000.00 and borrowing of £98,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 131,000.00

25% Deposit	£32,750.00
SDLT Charge	£6,670
Legal Fees	£1,000.00
Total Investment	£40,420.00

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 but the potential market rent is

£ 931

Returns Based on Rental Income	£700	£931
Mortgage Payments on £98,250.00 @ 5%	£409.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£100.00	
Ground Rent	£10.00	
Letting Fees	£70.00	£93.10
Total Monthly Costs	£604.38	£627.48
Monthly Net Income	£95.63	£303.53
Annual Net Income	£1,147.50	£3,642.30
Net Return	2.84%	9.01%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,780.30**
Adjusted To

Net Return **4.40%**

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

Annual Net Income **£1,797.30**
Adjusted To

Net Return **4.45%**

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 £165,000.



£165,000

2 bedroom maisonette for sale

+ Add to report

Norton Road, Daventry, NN11

NO LONGER ADVERTISED

Marketed from 29 Sep 2022 to 7 Nov 2022 (38 days) by Laurence Tremayne Estate Agents, Daventry



£145,000

2 bedroom flat for sale

+ Add to report

The Cloisters, Vicar Lane, Daventry NN11 4GB

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 20 Jun 2022 to 11 Nov 2022 (144 days) by Jackson Grundy Estate Agents, Daventry

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

2 bedroom flat

Jervis Close, Daventry, Northamptonshire, NN11

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Oct 2025 to 18 Oct 2025 (14 days) by YOUR MOVE Nolan Throw Lettings, Duston

+ Add to report



£900 pcm

2 bedroom flat

Howard Close, Daventry, NN11

NO LONGER ADVERTISED

Marketed from 25 Sep 2024 to 9 Oct 2024 (13 days) by OpenRent, London

+ Add to report

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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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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