

LET PROPERTY PACK

INVESTMENT INFORMATION

East Hill, Dartford, DA1

227151219

 www.letproperty.co.uk





Property Description

Our latest listing is in East Hill, Dartford, DA1

Get instant cash flow of **£1,100** per calendar month with a **6.9%** Gross Yield for investors.

This property has a potential to rent for **£1,145** which would provide the investor a Gross Yield of **7.2%** 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...



East Hill, Dartford, DA1

227151219



Property Key Features

1 bedroom

1 bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length: 150 years

Current Rent: £1,100

Market Rent: £1,145

Lounge



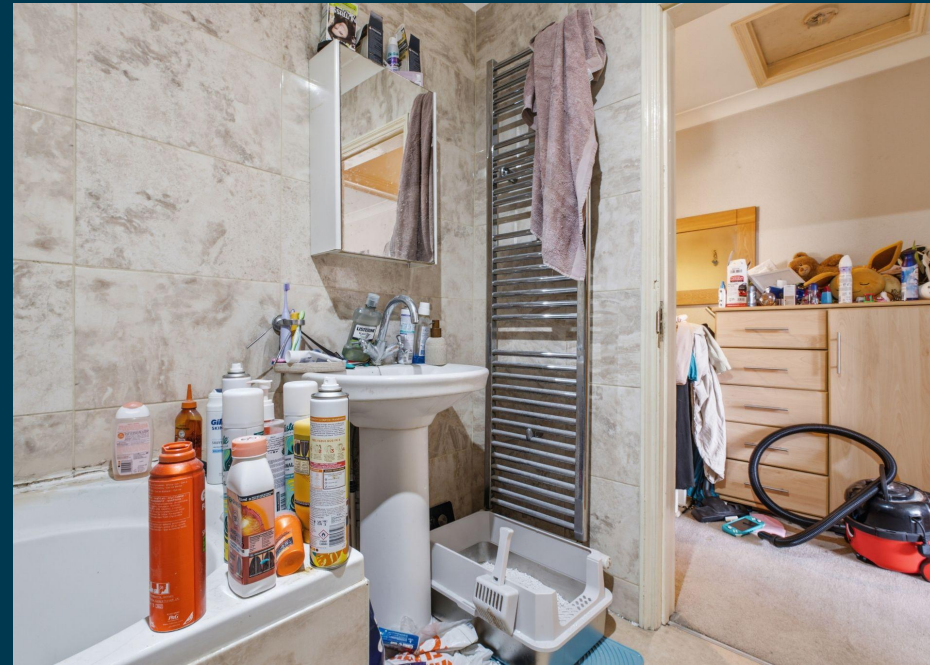
Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £190,000.00 and borrowing of £142,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 190,000.00

25% Deposit £47,500.00

SDLT Charge £10,800

Legal Fees £1,000.00

Total Investment £59,300.00

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 £1,100 per calendar month but the potential market rent is

£ 1,145

Returns Based on Rental Income	£1,100	£1,145
Mortgage Payments on £142,500.00 @ 5%	£593.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£110.00	£114.50
Total Monthly Costs	£718.75	£723.25
Monthly Net Income	£381.25	£421.75
Annual Net Income	£4,575.00	£5,061.00
Net Return	7.72%	8.53%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,771.00**
Adjusted To

Net Return **4.67%**

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

Annual Net Income **£2,211.00**
Adjusted To

Net Return **3.73%**

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 £200,000.



£200,000

1 bedroom apartment for sale

Temple Hill, Dartford

NO LONGER ADVERTISED

SOLD STC

Marketed from 28 Jan 2021 to 8 Sep 2021 (223 days) by haart, Dartford

+ Add to report



£200,000

1 bedroom flat for sale

Alcock Crescent, Crayford, Kent

NO LONGER ADVERTISED

Marketed from 12 Sep 2019 to 7 Feb 2020 (148 days) by Wards, Barnehurst

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,150 pcm

1 bedroom flat

+ Add to report

Osbourne Road, Dartford

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 May 2024 to 17 Jun 2024 (44 days) by Able Estates, South East London



£1,150 pcm

1 bedroom flat

+ Add to report

Osbourne Road, Dartford

CURRENTLY ADVERTISED

Marketed from 22 Jul 2026 by Livermores The Estate Agents, Dartford

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.



East Hill, Dartford, DA1

227151219

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