

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Riseborough Walk,  
Nottingham, NG6

222534300

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





## Property Description

Our latest listing is in Riseborough Walk, Nottingham, NG6

This property has a potential to rent for **£879** which would provide the investor a Gross Yield of **7.8%** 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...**



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Nottingham, NG6

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## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Spacious Rooms**

**Well-Equipped Kitchen**

**Factor Fees: £0.00**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Market Rent: £879**

# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £135,000.00 and borrowing of £101,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 135,000.00

25% Deposit	£33,750.00
SDLT Charge	£6,950
Legal Fees	£1,000.00
Total Investment	£41,700.00

# Projected Investment Return



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



Returns Based on Rental Income	£879
Mortgage Payments on £101,250.00 @ 5%	£421.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£87.90
<b>Total Monthly Costs</b>	<b>£524.78</b>
<b>Monthly Net Income</b>	<b>£354.23</b>
<b>Annual Net Income</b>	<b>£4,250.70</b>
<b>Net Return</b>	<b>10.19%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,492.70**  
Adjusted To

Net Return                      **5.98%**

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

Annual Net Income      **£2,225.70**  
Adjusted To

Net Return                      **5.34%**

# 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 £175,000.



£175,000

## 3 bedroom terraced house for sale

Acle Gardens, NOTTINGHAM

CURRENTLY ADVERTISED

Marketed from 17 Oct 2025 by William H. Brown, Bulwell

+ Add to report



£165,000

## 3 bedroom terraced house for sale

Riseborough Walk, NOTTINGHAM

NO LONGER ADVERTISED

SOLD STC

Marketed from 3 Apr 2025 to 26 Sep 2025 (175 days) by William H. Brown, Bulwell

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

## 3 bedroom semi-detached house

Hucknall Lane, Nottingham, NG6

**CURRENTLY ADVERTISED**

Marketed from 17 Oct 2025 by Anthony Hancock Limited, Melton Mowbray

+ Add to report



£1,100 pcm

## 3 bedroom terraced house

Riseborough Walk, Bulwell, Nottingham

**NO LONGER ADVERTISED**

**LET AGREED**

Marketed from 27 Aug 2024 to 25 Sep 2024 (28 days) by SAB PROPERTIES, Long Eaton

+ Add to report



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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**