

# LET PROPERTY PACK

## INVESTMENT INFORMATION

12 Embassy Court, High  
Street, Maldon, CM9 5EG

223278508

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





## Property Description

Our latest listing is in 12 Embassy Court, High Street, Maldon, CM9 5EG

Get instant cash flow of **£900** per calendar month with a **9.4%** 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...**



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## Property Key Features

1 bedroom

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: TBC

Ground Rent: £0.83

Lease Length: 87 years

Current Rent: £900



# Lounge





# Kitchen



# Bedrooms





# Bathroom





# Exterior





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit **£28,750.00**

SDLT Charge **£5,750**

Legal Fees **£1,000.00**

**Total Investment £35,500.00**

# Projected Investment Return



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



Returns Based on Rental Income	£900.00
Mortgage Payments on £86,250.00 @ 5%	£359.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	£0.83
Letting Fees	£90.00
Total Monthly Costs	£465.21
Monthly Net Income	£434.80
Annual Net Income	£5,217.54
Net Return	14.70%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,417.54**  
Adjusted To

Net Return                      **9.63%**

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

Annual Net Income      **£3,502.50**  
Adjusted To

Net Return                      **9.87%**

# 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 £140,000.



£140,000

## 1 bedroom apartment for sale

+ Add to report

Bournville Lane, Birmingham

NO LONGER ADVERTISED

SOLD STC

Marketed from 4 Jun 2024 to 19 Mar 2025 (287 days) by Oakmans Estate Agents, Birmingham



£140,000

## 1 bedroom apartment for sale

+ Add to report

The Franklin, Bournville Lane, Birmingham

NO LONGER ADVERTISED

SOLD STC

Marketed from 10 May 2024 to 26 Jun 2025 (411 days) by Rice Chamberlains LLP, Bournville

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

## 1 bedroom apartment

+ Add to report

The Franklin, 81 Bournville Lane, B30

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Jan 2025 to 28 Feb 2025 (45 days) by Leaders Lettings, Kings Norton



£950 pcm

## 1 bedroom apartment

+ Add to report

Bournville Lane, Birmingham, B30

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Jun 2025 to 30 Jul 2025 (50 days) by Oakmans Estate Agents, Birmingham



# 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.



**LETPROPERTY**