

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Cottage Farm Road,  
Coventry, CV6

226149283

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





## Property Description

Our latest listing is in Cottage Farm Road, Coventry, CV6

Get instant cash flow of **£575** per calendar month with a **6.7%** Gross Yield for investors.

This property has a potential to rent for **£1,081** which would provide the investor a Gross Yield of **12.6%** if the rent was increased to market rate.

**With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.**

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



Cottage Farm Road,  
Coventry, CV6

226149283



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Rooms**

**Close proximity to valuable amenities**

**Factor Fees: £65.00 PM**

**Ground Rent: £1.25 PM**

**Lease Length: 90 Years**

**Current Rent: £575**

**Market Rent: £1,081**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £103,000.00 and borrowing of £77,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 103,000.00

25% Deposit	£25,750.00
SDLT Charge	£5,150
Legal Fees	£1,000.00
Total Investment	£31,900.00

# Projected Investment Return



The monthly rent of this property is currently set at £575 per calendar month but the potential market rent is

£ 1,081

Returns Based on Rental Income	£575	£1,081
Mortgage Payments on £77,250.00 @ 5%	£321.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£65.00	
Ground Rent	£1.25	
Letting Fees	£57.50	£108.10
<b>Total Monthly Costs</b>	<b>£460.63</b>	<b>£511.23</b>
<b>Monthly Net Income</b>	<b>£114.38</b>	<b>£569.78</b>
<b>Annual Net Income</b>	<b>£1,372.50</b>	<b>£6,837.30</b>
<b>Net Return</b>	<b>4.30%</b>	<b>21.43%</b>

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



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£4,675.30**  
Adjusted To

Net Return                      **14.66%**

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

Annual Net Income      **£5,307.30**  
Adjusted To

Net Return                      **16.64%**

# 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 £105,000.



£105,000

2 bedroom ground floor flat for sale

+ Add to report

Church Court, New Road, Keresley, Coventry. CV6 2EP

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Nov 2020 to 13 Feb 2021 (93 days) by Cartwright Hands, Coventry



£95,000

2 bedroom maisonette for sale

+ Add to report

Cottage Farm Road, Coventry, CV6

NO LONGER ADVERTISED

SOLD STC

Marketed from 15 Jun 2024 to 5 Dec 2024 (172 days) by Purplebricks, covering Coventry

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

2 bedroom flat

Eliot Gardens, COVENTRY

NO LONGER ADVERTISED

Marketed from 16 Jan 2026 to 8 Apr 2026 (82 days) by Connells Lettings, Coventry

+ Add to report



£1,100 pcm

2 bedroom flat

Firecrest Close, Coventry, CV6

NO LONGER ADVERTISED

Marketed from 18 Feb 2026 to 26 Mar 2026 (35 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**



Current term of tenancy: **3 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.



Cottage Farm Road, Coventry, CV6

226149283



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**