

LET PROPERTY PACK

INVESTMENT INFORMATION

Warwick Road, Banbury,
OX16

228767749

 www.letproperty.co.uk





Property Description

Our latest listing is in Warwick Road, Banbury, OX16

Get instant cash flow of **£1,200** per calendar month with a **8.1%** 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

2 bedrooms

1 bathroom

Spacious Room

Easy access to local amenities

Factor Fees: £125.00 PM

Ground Rent: £10.00 PM

Lease Length: 103 years

Current Rent: £1,200

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of 178,250.

ASSUMED PURCHASE PRICE

£ 178,250

SDLT Charge £9,978

Legal Fees £1,000

Total Investment £189,228

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 £1,200 per calendar month

Returns Based on Rental Income	£1,200
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£125.00
Ground Rent	£10.00
Letting Fees	£120.00
Total Monthly Costs	£270.00
Monthly Net Income	£930.00
Annual Net Income	£11,160.00
Net Return	5.90%

Return **Stress Test** Analysis Report



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

Annual Net Income **£8,760**
Adjusted To

Net Return **4.63%**

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 £185,000.



2 bedroom flat for sale

[+ Add to report](#)

Westbeech Court, Banbury OX16 9RY

CURRENTLY ADVERTISED

Marketed from 18 Aug 2026 by Stanbra Powell, Banbury

£185,000



2 bedroom apartment for sale

[+ Add to report](#)

Rowan House, Clarke's Court, Banbury, Oxfordshire

CURRENTLY ADVERTISED

Marketed from 21 Sep 2026 by Chattel House, Banbury

£180,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom duplex

[+ Add to report](#)

West Bar Street, Banbury, OX16

NO LONGER ADVERTISED

Marketed from 2 Dec 2024 to 9 Dec 2024 (6 days) by Northwood, Banbury

£1,250 pcm



2 bedroom apartment

[+ Add to report](#)

Broad Street, Banbury, Oxfordshire

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Apr 2024 to 23 May 2024 (42 days) by Gatekeeper, Witney

£1,240 pcm

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: **2 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.



www.letproperty.co.uk

Warwick Road, Banbury, OX16

PROPERTY ID: 228767749

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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