

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Henry Street,  
Northampton, NN1

219323085

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





## Property Description

Our latest listing is in Henry Street, Northampton, NN1

Get instant cash flow of **£750** per calendar month with a **6.6%** Gross Yield for investors.

This property has a potential to rent for **£770** which would provide the investor a Gross Yield of **6.7%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.**

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



Henry Street,  
Northampton, NN1

219323085



## Property Key Features

**1 bedroom**

**1 bathroom**

**Well Maintained Property**

**Easy Access to Local Amenities**

**Factor Fees: £80 pm**

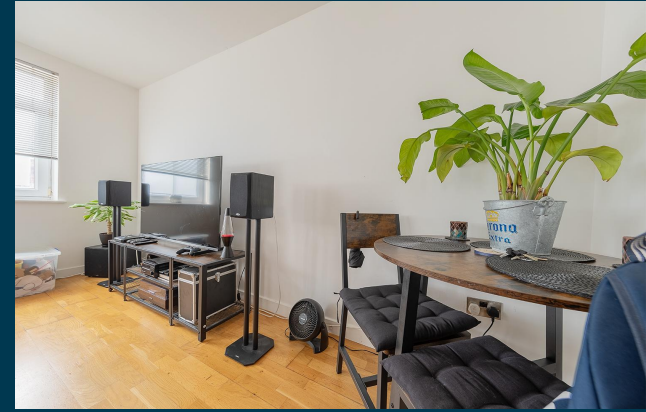
**Ground Rent: TBC**

**Lease Length: 980 years**

**Current Rent: £750**

**Market Rent: £770**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £137,000.00 and borrowing of £102,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 137,000.00

25% Deposit	£34,250.00
SDLT Charge	£7,090
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£42,340.00</b>

# 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 £750 per calendar month but the potential market rent is

£ 770

Returns Based on Rental Income	£750	£770
Mortgage Payments on £102,750.00 @ 5%	£428.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£80.00	
Ground Rent	TBC	
Letting Fees	£75.00	£77.00
<b>Total Monthly Costs</b>	<b>£598.13</b>	<b>£600.13</b>
<b>Monthly Net Income</b>	<b>£151.88</b>	<b>£169.88</b>
<b>Annual Net Income</b>	<b>£1,822.50</b>	<b>£2,038.50</b>
<b>Net Return</b>	<b>4.30%</b>	<b>4.81%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£498.50**  
Adjusted To

Net Return                      **1.18%**

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

Annual Net Income      **-£16.50**  
Adjusted To

Net Return                      **-0.04%**

# 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 £145,000.



£145,000

## 1 bedroom apartment for sale

+ Add to report

Artizan Road, Abington, Northampton NN1

NO LONGER ADVERTISED SOLD STC

Marketed from 8 Jan 2025 to 6 May 2025 (117 days) by O'Riordan Bond, Abington



£145,000

## 1 bedroom flat for sale

+ Add to report

Artizan Road, Abington, Northampton, Northamptonshire, NN1

NO LONGER ADVERTISED SOLD STC

Marketed from 27 Jan 2025 to 1 Jul 2025 (155 days) by YOUR MOVE Nolan Throw, Abington

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

## 1 bedroom flat

20 Henry Street, Northampton, NN1

**CURRENTLY ADVERTISED**

Marketed from 4 Aug 2025 by Edward Knight Estate Agents, Northampton

+ Add to report



£825 pcm

## 1 bedroom flat

20 Henry Street, Northampton, NN1

**NO LONGER ADVERTISED**

**LET AGREED**

Marketed from 2 Jun 2023 to 16 Aug 2023 (75 days) by Edward Knight Estate Agents, Northampton

+ Add to report

# Current Tenant Profile



As this property is currently tenanted, 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.



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

Henry Street, Northampton, NN1

219323085

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**