

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Shawbridge, Harlow, CM19

226230898

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





## Property Description

Our latest listing is in Shawbridge, Harlow, CM19

Get instant cash flow of **£1,000** per calendar month with a **8.0%** Gross Yield for investors.

This property has a potential to rent for **£1,358** which would provide the investor a Gross Yield of **10.9%** 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...**



Shawbridge, Harlow,  
CM19

226230898



## Property Key Features

**2 Bedroom**

**1 Bathroom**

**Spacious Rooms**

**Easy Access to Local Amenities**

**Factor Fees: £140.00 pm**

**Ground Rent: £10.00 pm**

**Lease Length: 82 years**

**Current Rent: £1,000**

**Market Rent: £1,358**

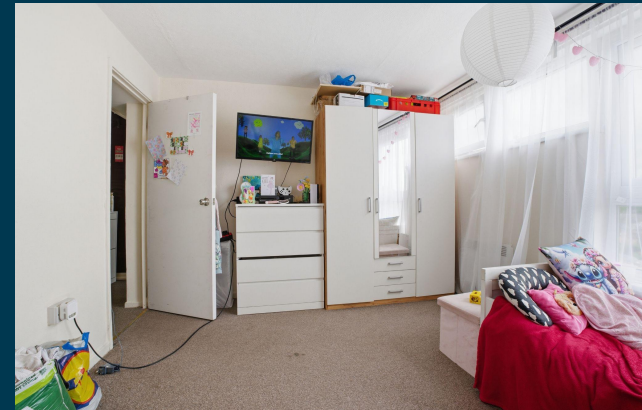
# Lounge



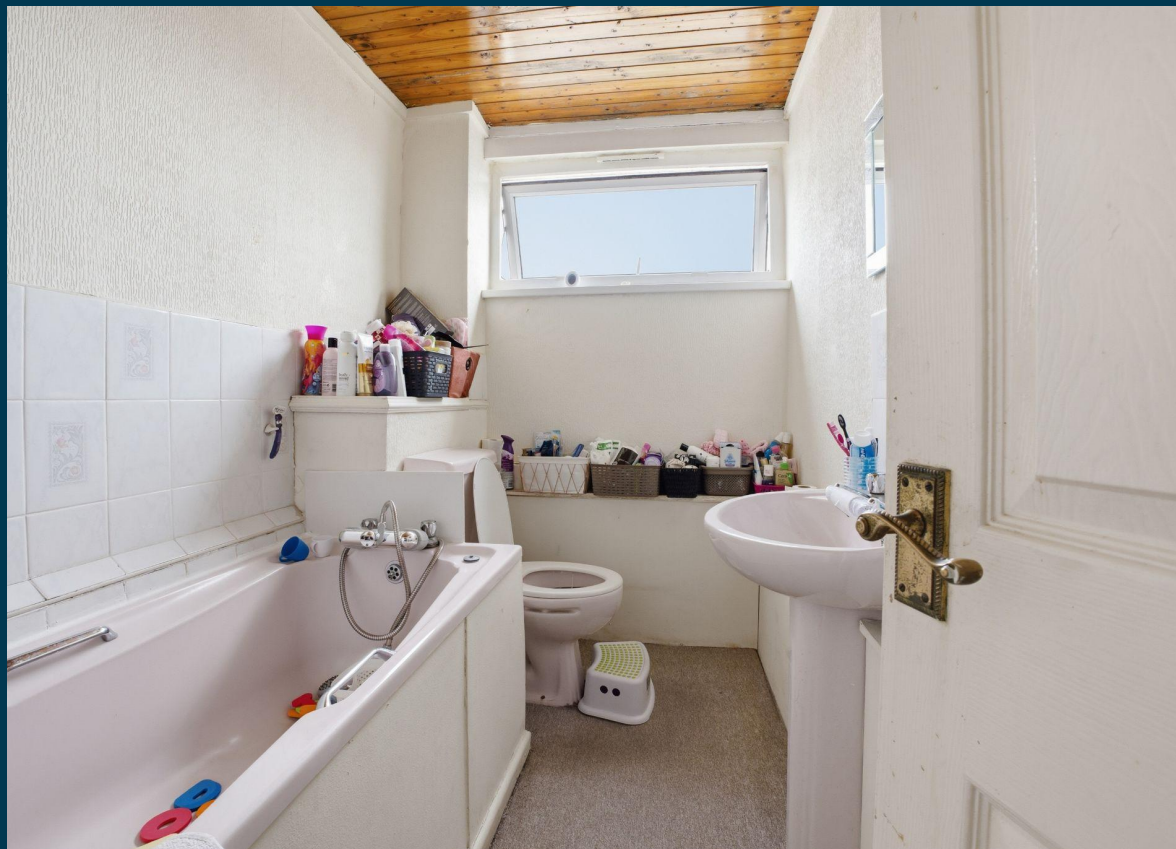
# Kitchen



# Bedrooms



# Bathrooms



# Exterior





Outlay figures based on assumed cash purchase of £50,000.

## ASSUMED PURCHASE PRICE

£ 150,000

SDLT Charge **£8,000**

Legal Fees **£1,000**

Total Investment **£159,000**

# 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 £1,000 per calendar month but the potential market rent is

£ 1,358

Returns Based on Rental Income	£1,000	£1,358
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£140.00	
Ground Rent	£10.00	
Letting Fees	£100.00	£135.80
<b>Total Monthly Costs</b>	<b>£265.00</b>	<b>£300.80</b>
<b>Monthly Net Income</b>	<b>£735.00</b>	<b>£1,057.20</b>
<b>Annual Net Income</b>	<b>£8,820.00</b>	<b>£12,686.40</b>
<b>Net Return</b>	<b>5.55%</b>	<b>7.98%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£9,970**  
Adjusted To

Net Return                      **6.27%**

# 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 £200,000.



£200,000

## 2 bedroom apartment for sale

+ Add to report

Hollyfield, Harlow

NO LONGER ADVERTISED

SOLD STC

Marketed from 28 Jan 2023 to 13 Jun 2023 (136 days) by Fortune & Coates, Harlow



£190,000

## 2 bedroom apartment for sale

+ Add to report

Shawbridge, Harlow, Essex

NO LONGER ADVERTISED

Marketed from 7 Sep 2022 to 1 Aug 2023 (327 days) by Leaders Sales, Harlow

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,450 based on the analysis carried out by our letting team at **Let Property Management**.



£1,450 pcm

## 2 bedroom end of terrace house

Finchmoor, Harlow, Essex

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Oct 2025 to 8 Dec 2025 (55 days) by Future Let, Harlow

+ Add to report



£1,350 pcm

## 2 bedroom house

Brockles Mead, Harlow

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Mar 2023 to 14 Apr 2023 (16 days) by Kings Group, Harlow

+ 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**

 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.



Shawbridge, Harlow, CM19

PROPERTY ID: 226230898

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**