

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Bolingbroke Road,  
Coventry, CV3

220756627

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





## Property Description

Our latest listing is in Bolingbroke Road, Coventry, CV3

Get instant cash flow of **£3,450** per calendar month with a **10.7%** Gross Yield for investors.

This property has a potential to rent for **£4,420** which would provide the investor a Gross Yield of **13.7%** if the rent was increased to market rate.

**This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.**

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



Bolingbroke Road,  
Coventry, CV3

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## Property Key Features

**8 Bedrooms HMO**

**8 Bathrooms**

**Spacious Rooms**

**Fully equipped modern Kitchen**

**Factor Fees: £1.00 pm**

**Ground Rent: Freehold**

**Lease Length: Freehold**

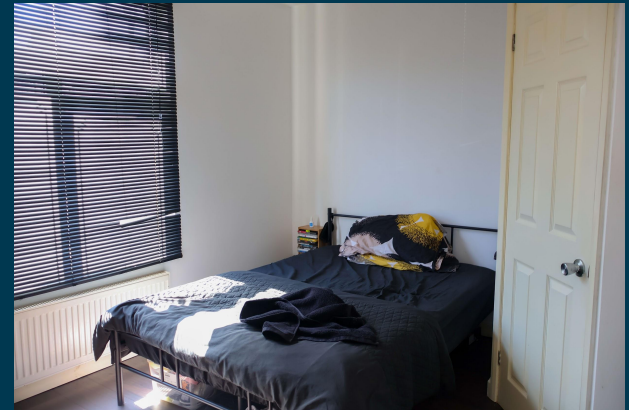
**Current Rent: £3,450**

**Market Rent: £4,420**

# Kitchen



# Bedrooms



# Bedrooms



# Bedrooms



# Bathroom



# Bathroom



# Exterior





Figures based on assumed purchase price of £387,500.00 and borrowing of £290,625.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 387,500.00

25% Deposit	£96,875.00
SDLT Charge	£28,750
Legal Fees	£1,000.00
Total Investment	£126,625.00

# Projected Investment Return



The monthly rent of this property is currently set at £3,450 per calendar month but the potential market rent is

£ 4,420



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



Returns Based on Rental Income	£3,450	£4,420
Mortgage Payments on £290,625.00 @ 5%	£1,210.94	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£1.00	
Ground Rent	Freehold	
Letting Fees	£345.00	£442.00
<b>Total Monthly Costs</b>	<b>£1,571.94</b>	<b>£1,668.94</b>
<b>Monthly Net Income</b>	<b>£1,878.06</b>	<b>£2,751.06</b>
<b>Annual Net Income</b>	<b>£22,536.75</b>	<b>£33,012.75</b>
<b>Net Return</b>	<b>17.80%</b>	<b>26.07%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£24,172.75**  
Adjusted To

Net Return                      **19.09%**

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

Annual Net Income      **£27,200.25**  
Adjusted To

Net Return                      **21.48%**

# 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 £370,000.



**£370,000**

## 7 bedroom property for sale

Goring Road, Stoke, Coventry, CV2 4LU

NO LONGER ADVERTISED

**SOLD STC**

Marketed from 14 Apr 2021 to 8 Jun 2021 (55 days) by Shortland Home, Coventry

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £4,000 based on the analysis carried out by our letting team at **Let Property Management**.



£4,000 pcm

## 5 bedroom terraced house

+ Add t

Cape Road, Warwick, Warwickshire CV34 4JP

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 Sep 2025 to 6 May 2026 (224 days) by Fine & Country, South West London



£3,750 pcm

## 5 bedroom terraced house

+ A

15 Granville Street, Leamington Spa

NO LONGER ADVERTISED






LET AGREED

Marketed from 22 Oct 2025 to 3 Mar 2026 (132 days) by Student Homes, Leamington Spa

# 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 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.



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