

LET PROPERTY PACK

INVESTMENT INFORMATION

Taurus Close, Leicester, LE2

227253125

 www.letproperty.co.uk





Property Description

Our latest listing is in Taurus Close, Leicester, LE2

Get instant cash flow of **£1,200** per calendar month with a **7.7%** Gross Yield for investors.

This property has a potential to rent for **£1,325** which would provide the investor a Gross Yield of **8.5%** if the rent was increased to market rate.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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



Taurus Close, Leicester,
LE2

227253125



Property Key Features

2 Bedrooms

2 Bathrooms

Well maintained

**Ideally situated for local
amenities**

Factor Fees: £196.13 PM

Ground Rent: £0.83 PM

Lease Length: 101 Years

Current Rent: £1,200 PM

Market Rent: £1,325 PM

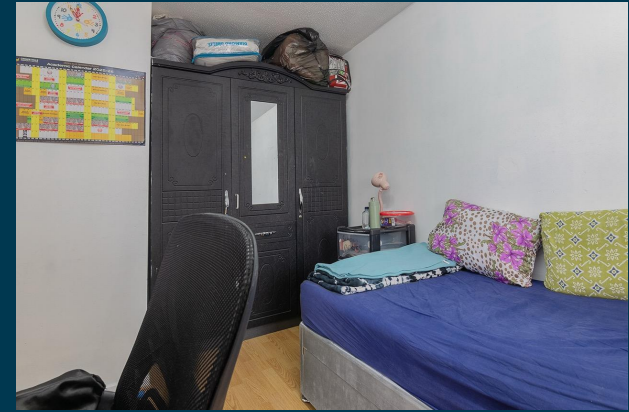
Lounge



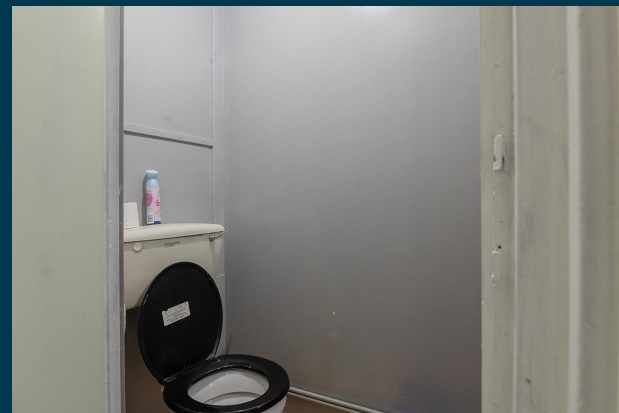
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £187,000 and borrowing of £140,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 187,000.00

25% Deposit	£46,750.00
SDLT Charge	£10,590
Legal Fees	£1,000.00
Total Investment	£58,340.00

Projected Investment Return



The monthly rent of this property is currently set at £1,200 per calendar month but the potential market rent is

£ 1,325

Returns Based on Rental Income	£1,200	£1,325
Mortgage Payments on £140,250.00 @ 5%	£584.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£196.13	
Ground Rent	£0.83	
Letting Fees	£120.00	£132.50
Total Monthly Costs	£916.34	£928.84
Monthly Net Income	£283.67	£396.17
Annual Net Income	£3,403.98	£4,753.98
Net Return	5.83%	8.15%

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 **£2,103.98**
Adjusted To

Net Return **3.61%**

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

Annual Net Income **£1,958.94**
Adjusted To

Net Return **3.36%**

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 £190,000.



£190,000

2 bedroom terraced house for sale

+ Add to re

Lonsdale Street, Leicester, Leicestershire, LE2

NO LONGER ADVERTISED

Marketed from 7 May 2025 to 5 Aug 2025 (90 days) by EweMove, Covering East Midlands



£190,000

2 bedroom terraced house for sale

+ Add to repo

Morley Road, Leicester, Leicestershire, LE5

NO LONGER ADVERTISED

Marketed from 5 Feb 2026 to 6 Jun 2026 (120 days) by Ace Properties, Leicester

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property Management**.



£1,400 pcm

2 bedroom apartment

+ Add to report

Colton Square, LEICESTER

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 May 2025 to 31 Jul 2025 (90 days) by Connells Lettings, Leicester



£1,395 pcm

2 bedroom flat

+ Add to report

Flat , The Atrium, Morledge Street, Leicester

NO LONGER ADVERTISED

Marketed from 17 Jan 2025 to 11 Feb 2025 (24 days) by Bricks & Home, Leicester

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.



 www.letproperty.co.uk

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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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