

LET PROPERTY PACK

INVESTMENT INFORMATION

Craven Road, Rugby, CV21

227330269

 www.letproperty.co.uk





Property Description

Our latest listing is in Craven Road, Rugby, CV21

Get instant cash flow of **£900** per calendar month with a **6.4%** Gross Yield for investors.

This property has a potential to rent for **£1,100.00** which would provide the investor a Gross Yield of **7.8%** 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...



Craven Road, Rugby, CV21

227330269



Property Key Features

2 Bedrooms

1 Bathroom

Well maintained

Ideally situated for local amenities

Factor Fees: £0.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £900 PM

Market Rent: £1,100.00 PM

Lounge



Kitchen



Bathroom



Bedrooms



Exterior





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

ASSUMED PURCHASE PRICE

£ 170,000

SDLT Charge **£9,400**

Legal Fees **£1,000**

Total Investment **£180,400**

Projected Investment Return



The monthly rent of this property is currently set at £900 per calendar month but the potential market rent is

£ 1,100



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



Returns Based on Rental Income	£900	£1,100.00
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£90.00	£110.00
Total Monthly Costs	£105.00	£125.00
Monthly Net Income	£795.00	£975.00
Annual Net Income	£9,540.00	£11,700.00
Net Return	5.29%	6.49%

Return **Stress Test** Analysis Report



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

Annual Net Income **£9,500**
Adjusted To

Net Return **5.27%**

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 £190,000.



£190,000

2 bedroom end of terrace house for sale

+ Add to repo

Winfield Street, Rugby, Warwickshire

CURRENTLY ADVERTISED

Marketed from 13 Jul 2026 by Horts Estate Agents, Rugby



£189,995

2 bedroom terraced house for sale

+ Add to repo

Cambridge Street, Rugby, Warwickshire, CV21

NO LONGER ADVERTISED **SOLD STC**

Marketed from 2 Sep 2024 to 25 Jun 2025 (296 days) by Thornton Robson Estate Agents, Rugby

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,135 based on the analysis carried out by our letting team at **Let Property Management**.



£1,135 pcm

2 bedroom flat

+ Add to re

Gavel Drive, Rugby, Warwickshire, CV21

NO LONGER ADVERTISED

Marketed from 3 Dec 2025 to 29 Dec 2025 (25 days) by Cording Residential Asset Management Limi
Charolais Gardens



£1,120 pcm

2 bedroom flat

+ Add to rep

Gavel Drive, Rugby, Warwickshire, CV21

NO LONGER ADVERTISED

Marketed from 25 Jun 2026 to 2 Jul 2026 (6 days) by Cording Residential Asset Management Limited,
Charolais Gardens

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: **5 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

Craven Road, Rugby, CV21

PROPERTY ID: 227330269

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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