

LET PROPERTY PACK

INVESTMENT INFORMATION

Dock Head Road,
Chatham, ME4 4ZH

225095634

 www.letproperty.co.uk





Property Description

Our latest listing is in Dock Head Road, Chatham, ME4 4ZH

Get instant cash flow of **£1,200** per calendar month with a **8.5%** Gross Yield for investors.

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...



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Property Key Features

1 bedroom

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £250

Ground Rent: TBC

Lease Length: 119 years

Current Rent: £1,200

Lounge



Kitchen



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 £1,200.00 per calendar month.



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



Returns Based on Rental Income	£1,200.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£250.00
Ground Rent	TBC
Letting Fees	£120.00
Total Monthly Costs	£385.00
Monthly Net Income	£815.00
Annual Net Income	£9,780.00
Net Return	5.42%

Return **Stress Test** Analysis Report



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

Annual Net Income **£7,380**
Adjusted To

Net Return **4.09%**



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 £175,000.



£175,000

1 bedroom flat for sale

+ Add to report

Chatham Quays, Dock Head Road, Chatham

NO LONGER ADVERTISED

Marketed from 13 Aug 2025 to 24 Sep 2025 (42 days) by Island Homes, Kent



£170,000

1 bedroom apartment for sale

+ Add to report

Marina Point East, Dock Head Road

NO LONGER ADVERTISED

Marketed from 12 Mar 2026 to 14 Apr 2026 (33 days) by Acorn, Strood

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

1 bedroom apartment

+ Add to report

Marina Point East Street, Chatham, ME4

NO LONGER ADVERTISED

Marketed from 16 Oct 2024 to 24 Oct 2024 (8 days) by Key Property Consultants, Penge



£1,250 pcm

1 bedroom apartment

+ Add to report

Marina Point East, Chatham Quays, Dock Head Road, Chatham, Kent, ME4

NO LONGER ADVERTISED

LET AGREED

Marketed from 16 Dec 2024 to 28 Feb 2025 (73 days) by Rochester Lettings, Rochester

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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PROPERTY ID: 12345678

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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