

LET PROPERTY PACK

INVESTMENT INFORMATION

Walsgrave Road, Coventry,
CV2

222247931

 www.letproperty.co.uk





Property Description

Our latest listing is in Walsgrave Road, Coventry, CV2

This property has a potential to rent for **£2,000** which would provide the investor a Gross Yield of **9.3%** 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...



Walsgrave Road,
Coventry, CV2

222247931



Property Key Features

4 Bedrooms

1 Bathroom

Spacious Lounge

Well-Equipped Kitchen

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £2,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £259,000.00 and borrowing of £194,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 259,000.00

| | |
|------------------|------------|
| 25% Deposit | £64,750.00 |
| SDLT Charge | £15,900 |
| Legal Fees | £1,000.00 |
| Total Investment | £81,650.00 |

Projected Investment Return



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



| | |
|---------------------------------------|-------------------|
| Returns Based on Rental Income | £2,000 |
| Mortgage Payments on £194,250.00 @ 5% | £809.38 |
| Est. Building Cover (Insurance) | £15.00 |
| Approx. Factor Fees | £0.00 |
| Ground Rent | Freehold |
| Letting Fees | £200.00 |
| Total Monthly Costs | £1,024.38 |
| Monthly Net Income | £975.63 |
| Annual Net Income | £11,707.50 |
| Net Return | 14.34% |

Return **Stress Test** Analysis Report



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

Annual Net Income **£7,707.50**
Adjusted To

Net Return **9.44%**

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

Annual Net Income **£7,822.50**
Adjusted To

Net Return **9.58%**

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 £350,000.



£350,000

A photograph of a modern, two-story brick detached house with a grey tiled roof and a wooden fence in the foreground. A small 'SOLD' sign is visible in the bottom left corner of the image.

4 bedroom detached house for sale

+ Add to report

Bulls Head Lane, Stoke, Coventry

CURRENTLY ADVERTISED

Marketed from 30 Oct 2025 by Shortland Horne, Coventry



£350,000

A photograph of a traditional brick detached house with a gabled roof, a chimney, and a white conservatory. The house is set on a slightly elevated plot with some landscaping.

4 bedroom detached house for sale

+ Add to report

Central Avenue, Stoke, Coventry

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 Jun 2024 to 10 Oct 2024 (125 days) by Connells, Coventry

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,000 based on the analysis carried out by our letting team at **Let Property Management**.



£2,000 pcm

4 bedroom house share

+ Add to report

Kingsway, Coventry

NO LONGER ADVERTISED

Marketed from 27 Jan 2025 to 31 Mar 2025 (62 days) by GLB Property Services Limited, Coventry



£1,980 pcm

4 bedroom terraced house

+ Add to report

Kingsway, Stoke, Coventry, CV2 4FE

NO LONGER ADVERTISED

Marketed from 10 Feb 2024 to 2 Mar 2024 (21 days) by Cloud9 Estates Ltd, Coventry



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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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