

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Parish End, Sydenham,  
CV31

227104005

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





## Property Description

Our latest listing is in Parish End, Sydenham CV31

Get instant cash flow of **£825** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£1,042** which would provide the investor a Gross Yield of **6.6%** 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...**



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## Property Key Features

**2 Bedroom**

**1 Bathroom**

**Spacious rooms**

**Close proximity to valuable amenities**

**Factor Fees: £0.00 pm**

**Ground Rent: £0.00 pm**

**Lease Length: 977 years**

**Current Rent: £825**

**Market Rent: £1,042**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £189,750.00 and borrowing of £142,312.50 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 189,750.00

25% Deposit	<b>£47,437.50</b>
SDLT Charge	<b>£10,783</b>
Legal Fees	<b>£1,000.00</b>
<b>Total Investment</b>	<b>£59,220.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £825 per calendar month but the potential market rent is

£ 1,042



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



Returns Based on Rental Income	£825	£1,042
Mortgage Payments on £142,312.50 @ 5%	£592.97	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£82.50	£104.20
<b>Total Monthly Costs</b>	<b>£690.47</b>	<b>£712.17</b>
<b>Monthly Net Income</b>	<b>£134.53</b>	<b>£329.83</b>
<b>Annual Net Income</b>	<b>£1,614.38</b>	<b>£3,957.98</b>
<b>Net Return</b>	<b>2.73%</b>	<b>6.68%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,873.98**  
Adjusted To

Net Return                      **3.16%**

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

Annual Net Income      **£1,111.73**  
Adjusted To

Net Return                      **1.88%**

# 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 £189,950.



£189,950

## 2 bedroom flat for sale

+ Add to report

Parish End, Leamington Spa

NO LONGER ADVERTISED

SOLD STC

Marketed from 15 Apr 2025 to 2 Jul 2025 (77 days) by ehB Residential, Leamington Spa



£185,000

## 2 bedroom flat for sale

+ Add to report

Badgers Retreat, Leamington Spa

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Aug 2023 to 16 May 2024 (278 days) by Complete Estate Agents, Leamington Spa

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,050 based on the analysis carried out by our letting team at **Let Property Management**.



## 2 bedroom end of terrace house

+ Add to report

Admiral Way, Leamington Spa, Warwickshire, CV31

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Mar 2022 to 31 Mar 2023 (387 days) by Belvoir, Leamington Spa



## 2 bedroom house

+ Add to report

St Fremund Way, LEAMINGTON SPA

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 Jul 2024 to 13 Sep 2024 (44 days) by Connells Lettings, 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 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.



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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.



**LETPROPERTY**