



LET PROPERTY

LET PROPERTY PACK

INVESTMENT INFORMATION

Kingswell Avenue, Arnold,
Nottingham, NG5 6SY

205000585

 www.letproperty.co.uk



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Property Description

Our latest listing is in Kingswell Avenue, Arnold, Nottingham, NG5 6SY

Get instant cash flow of **£750** per calendar month with a **6.7%** Gross Yield for investors.

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **7.1%** 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 Bedrooms

1 Bathroom

Modern Lounge

Allocated Parking

Factor Fees: TBC

Ground Rent: £10 pm

Lease Length: 136 years

Current Rent: £750

Market Rent: £800

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



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ASSUMED PURCHASE PRICE

£ 135,000.00

25% Deposit	£33,750.00
SDLT Charge	£6,950
Legal Fees	£1,000.00
Total Investment	£41,700.00

Figures based on assumed purchase price of £135,000.00 and borrowing of £101,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

Projected Investment Return



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Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.

The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 800

Returns Based on Rental Income	£750	£800
Mortgage Payments on £101,250.00 @ 5%	£421.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees		TBC
Ground Rent		£10.00
Letting Fees	£75.00	£80.00
Total Monthly Costs	£521.88	£526.88
Monthly Net Income	£228.13	£273.13
Annual Net Income	£2,737.50	£3,277.50
Net Return	6.56%	7.86%

Return Stress Test Analysis Report



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

Annual Net Income **£1,677.50**
Adjusted To

Net Return **4.02%**

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

Annual Net Income **£1,372.50**
Adjusted To

Net Return **3.29%**

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 £140,000.



£140,000

2 bedroom apartment for sale

Kingswell Avenue, Arnold, Nottingham

+ Add to report

NO LONGER ADVERTISED

First Floor Apartment | Great Transport Links Nearby | Walking Distance To Arnold Town Centre | A...

Marketed from 24 Mar 2021 to 18 May 2021 (54 days) by Thomas Bradley Estate Agents, Nottingham



£125,000

2 bedroom flat for sale

Kingswell Avenue, Arnold, Nottinghamshire, NG5 6SY

+ Add to report

NO LONGER ADVERTISED SOLD STC

First Floor Flat | Two Double Bedrooms | Spacious Living Room | Modern Kitchen | Bathroom & En-Su...

SOLD PRICE HISTORY

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

2 bedroom apartment

Kingswell Avenue, Nottingham, Nottinghamshire, NG5

+ Add to report

NO LONGER ADVERTISED LET AGREED

Immaculate fully-furnished first floor apartment with two double bedrooms. Large reception room w...

Marketed from 1 Jun 2023 to 8 Aug 2023 (68 days) by Execulets, Nottingham



£750 pcm

2 bedroom apartment

Kingswell Avenue, Arnold, NOTTINGHAM NG5

+ Add to report

NO LONGER ADVERTISED LET AGREED

Tenancy duration a minimum of 6 Months | Neutral & contemporary decor throughout |
Spacious open ...

Marketed from 13 Sep 2022 to 17 Oct 2022 (33 days) by Woo Properties Ltd, Nottingham

Current Tenant Profile



As this property is currently tenanted, 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: **4 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

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NG5 6SY
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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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