

LET PROPERTY PACK

INVESTMENT INFORMATION

Anzio Crescent, Lincoln,
LN1 3PX

227799118

 www.letproperty.co.uk





Property Description

Our latest listing is in Anzio Crescent, Lincoln, LN1 3PX

Get instant cash flow of **£995** per calendar month with a **6.6%** Gross Yield for investors.

This property has a potential to rent for **£1,089** which would provide the investor a Gross Yield of **7.3%** 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...



Anzio Crescent, Lincoln,
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Property Key Features

3 bedrooms

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £995.00

Market Rent: £1,089.00

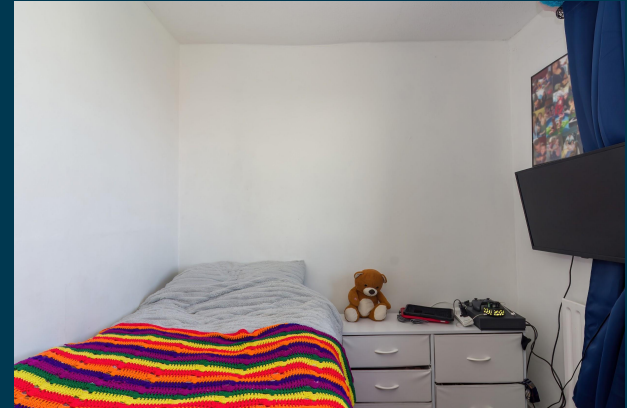
Lounge (currently used as a bedroom)



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £180,000.00 and borrowing of £135,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 180,000.00

25% Deposit	£45,000.00
SDLT Charge	£10,100
Legal Fees	£1,000.00
Total Investment	£56,100.00

Projected Investment Return



The monthly rent of this property is currently set at £995.00 per calendar month but the potential market rent is

£ 1,089



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



Returns Based on Rental Income	£995.00	£1,089.00
Mortgage Payments on £135,000.00 @ 5%	£562.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£99.50	£108.90
Total Monthly Costs	£677.00	£686.40
Monthly Net Income	£318.00	£402.60
Annual Net Income	£3,816.00	£4,831.20
Net Return	6.80%	8.61%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,653.20**
Adjusted To

Net Return **4.73%**

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

Annual Net Income **£2,131.20**
Adjusted To

Net Return

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 £200,000.



£200,000

3 bedroom semi-detached house for sale

Anzio Crescent, Lincoln

NO LONGER ADVERTISED

Marketed from 5 Dec 2025 to 16 Jun 2026 (192 days) by Mundys, Lincoln

+ Add to report



£199,950

3 bedroom semi-detached house for sale

Anzio Crescent, Lincoln

CURRENTLY ADVERTISED

Marketed from 29 Jun 2026 by Starkey & Brown, Lincoln

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



£1,250 pcm

3 bedroom town house

+ Add to report

Newport, LINCOLN

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Aug 2025 to 26 Mar 2026 (226 days) by William H. Brown Lettings, Lincoln



£1,200 pcm

3 bedroom semi-detached house

+ Add to report

Riseholme Road, LINCOLN

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Jan 2026 to 16 Mar 2026 (68 days) by William H. Brown Lettings, Lincoln

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: **3 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.



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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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