LET PROPERTY PACK

INVESTMENT INFORMATION

Forest Road, Annesley Woodhouse,
Kirkby-in-Ashfield,
Nottingham, NG17

228649113

www.letproperty.co.uk





Property Description

Our latest listing is in Forest Road, Annesley Woodhouse, Kirkby-in-Ashfield, Nottingham, NG17

Get instant cash flow of **£850.00** per calendar month with a **8.5%** Gross Yield for investors.

This property has a potential to rent for **£950.00** which would provide the investor a Gross Yield of **9.5%** if the rent was increased to market rate.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

Don't miss out on this fantastic investment opportunity...



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Property Key Features

2 Bedrooms

1 Bathroom

Well maintained

Ideally situated for local amenities

Factor Fees: £0.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £850.00 PM

Market Rent: £950.00 PM

Lounge







Kitchen







Bedrooms



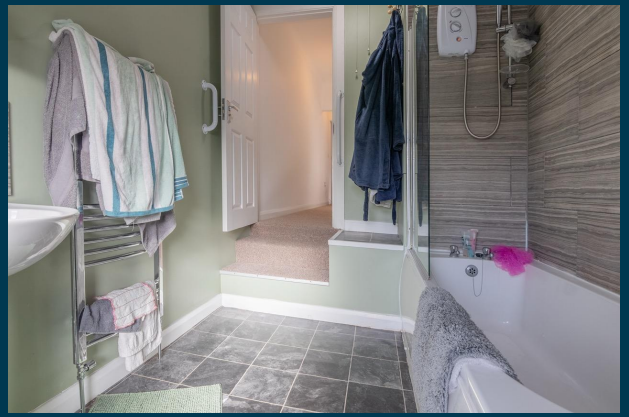




Bathroom







Exterior







Initial Outlay



Figures based on assumed purchase price of £120,000 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 120,000.00

25% Deposit	**£30,000.00**
SDLT Charge	**£6,000**
Legal Fees	**£1,000.00**
Total Investment	**£37,000.00**

Projected Investment Return



The monthly rent of this property is currently set at £850.00 per calendar month but the potential market rent is £950.00

Returns Based on Rental Income	£850.00	£950.00
Mortgage Payments on £90,000.00 @ 5%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£85.00	£95.00
Total Monthly Costs	£475.00	£485.00
Monthly Net Income	£375.00	£465.00
Annual Net Income	£4,500.00	£5,580.00
Net Return	12.16%	15.08%

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

Return Stress Test Analysis Report



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

Annual Net Income Adjusted To	**£3,680.00**
Net Return	**9.95%**

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

Annual Net Income Adjusted To	**£3,780.00**
Net Return	**10.22%**

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 £130,000.



2 bedroom terraced house for sale

+ Add to repo

Forest Road, Kirkby-in-Ashfield, Nottingham, Nottinghamshire, NG17

NO LONGER ADVERTISED SOLD STC

Marketed from 7 Oct 2024 to 27 Mar 2025 (170 days) by Bairstow Eves, Kirkby in Ashfield

£130,000



2 bedroom terraced house for sale

+ Add to repor

Sherwood Street, Kirkby-in-Ashfield, Annesley Woodhouse, NG17

CURRENTLY ADVERTISED

Marketed from 20 Aug 2026 by Watsons Estate Agents, Eastwood

£125,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom bungalow

+ Add to repo

Portland Avenue, Kirkby-in-Ashfield, Nottingham, Nottinghamshire, NG17

NO LONGER ADVERTISED LET AGREED

Marketed from 24 Nov 2025 to 28 Jan 2026 (65 days) by Your Move, Kirkby-In-Ashfield

£995 pcm



2 bedroom semi-detached house

+ Add to repor

The Grove, Annesley, Nottingham

NO LONGER ADVERTISED LET AGREED

Marketed from 23 Feb 2026 to 6 Jun 2026 (102 days) by Freckleton Brown, Eastwood

£950 pcm

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.

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