

LET PROPERTY PACK

INVESTMENT INFORMATION

Lansdowne Court, Port
Street, Evesham, WR11

227571307

 www.letproperty.co.uk





Property Description

Our latest listing is in Lansdowne Court, Port Street, Evesham, WR11

Get instant cash flow of **£860** per calendar month with a **6.8%** Gross Yield for investors.

This property has a potential to rent for **£960** which would provide the investor a Gross Yield of **7.6%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Lansdowne Court, Port
Street, Evesham, WR11

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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: £33.33 pm

Ground Rent: TBC

Lease Length: 969 years

Current Rent: £860

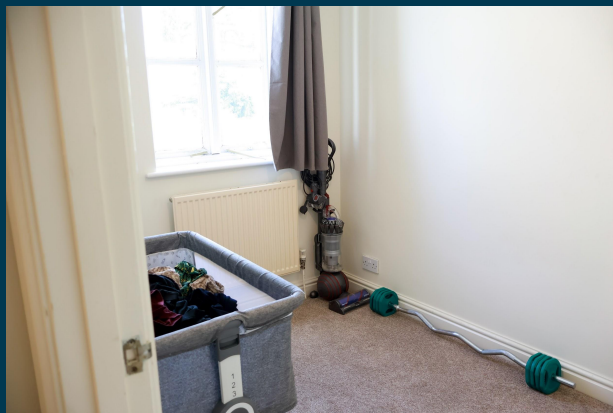
Market Rent: £960

Lounge



Kitchen





Bathroom



Exterior





Figures based on assumed purchase price of £152,000.00 and borrowing of £114,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 152,000.00

25% Deposit	£38,000.00
SDLT Charge	£8,140
Legal Fees	£1,000.00
Total Investment	£47,140.00

Projected Investment Return



The monthly rent of this property is currently set at £860 per calendar month but the potential market rent is

£ 960

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



Returns Based on Rental Income	£860	£960
Mortgage Payments on £114,000.00 @ 5%	£475.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£33.33	
Ground Rent	TBC	
Letting Fees	£86.00	£96.00
Total Monthly Costs	£609.33	£619.33
Monthly Net Income	£250.67	£340.67
Annual Net Income	£3,008.04	£4,088.04
Net Return	6.38%	8.67%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,168.04**
Adjusted To

Net Return **4.60%**

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

Annual Net Income **£1,808.04**
Adjusted To

Net Return **3.84%**

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 £180,000.



£180,000

2 bedroom terraced house for sale

Kings Road, Evesham, WR11

NO LONGER ADVERTISED

SOLD STC

Marketed from 26 May 2020 to 14 Aug 2020 (80 days) by Keller Williams Prime Properties, London

+ Add to re



£165,000

2 bedroom terraced house for sale

The Leys, Evesham, WR11

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 Apr 2021 to 29 Oct 2021 (205 days) by Reeds Rains, Evesham

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,150 pcm

2 bedroom semi-detached bungalow



Durcott Road, Evesham

NO LONGER ADVERTISED

LET AGREED

Marketed from 16 May 2026 to 16 May 2026 by Sheldon Bosley Knight, Worcestershire



£975 pcm

2 bedroom terraced house

Church Street, Evesham, WR11

CURRENTLY ADVERTISED

LET AGREED

Marketed from 15 Jun 2026 by Johnsons Property Consultants, Evesham

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
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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WR11

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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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