LET PROPERTY PACK

INVESTMENT INFORMATION

Disraeli Crescent, Ilkeston,
DE7

225436783

www.letproperty.co.uk

Property Description

Our latest listing is in Disraeli Crescent, Ilkeston, DE7

Get instant cash flow of **£695** per calendar month with a **7.9%** Gross Yield for investors.

This property has a potential to rent for **£821** which would provide the investor a Gross Yield of **9.4%** 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...

Disraeli Crescent, Ilkeston, DE7

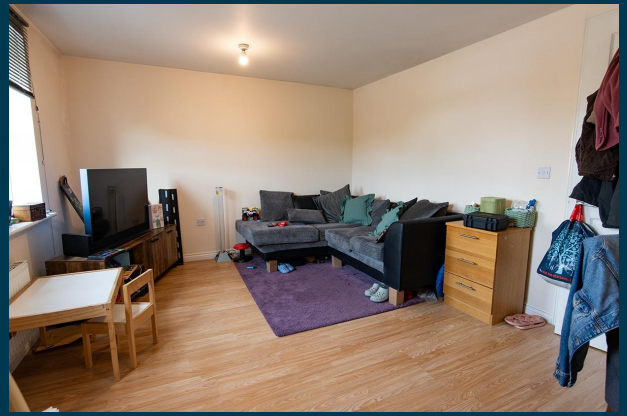
225436783

Property Key Features

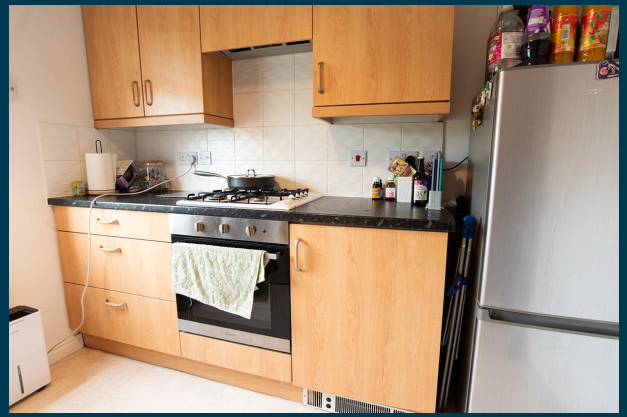
- 2 Bedrooms
- 1 Bathroom
- Well maintained
- Ideally situated for local amenities

- Factor Fees: £116.00 PM
- Ground Rent: £15.00 PM
- Lease Length: 130 Years
- Current Rent: £695 PM
- Market Rent: £821 PM

Lounge

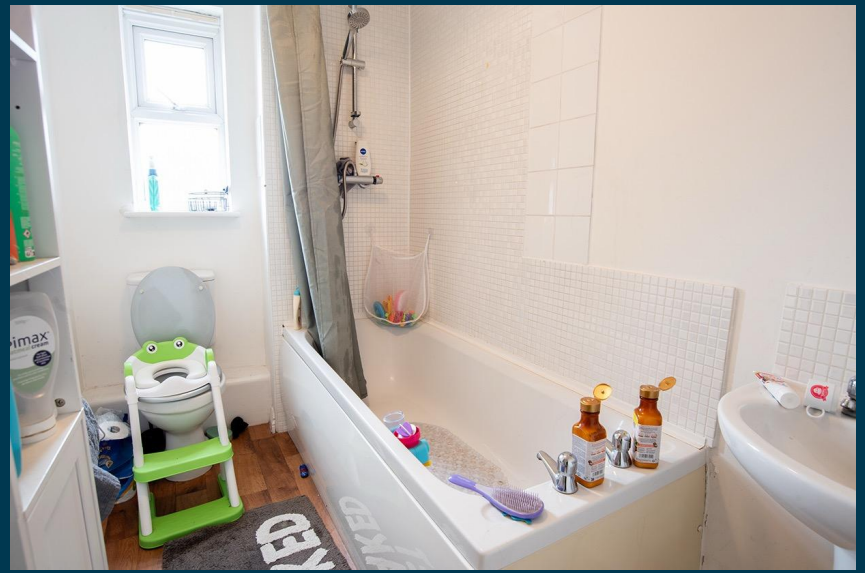


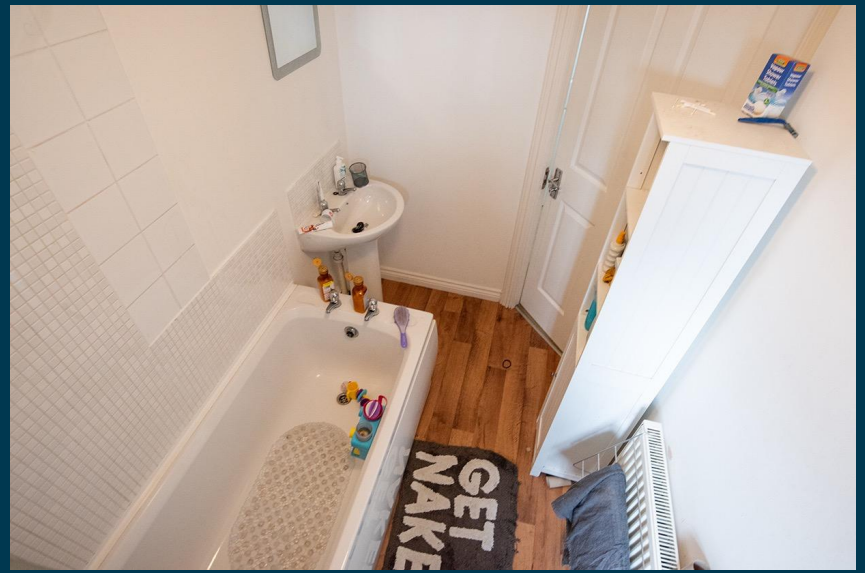
Kitchen



Bedrooms

Bathroom





Exterior

Initial Outlay

Figures based on assumed purchase price of £105,000.00 and borrowing of £78,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 105,000.00

25% Deposit	**£26,250.00**
SDLT Charge	**£5,250**
Legal Fees	**£1,000.00**
Total Investment	**£32,500.00**

Projected Investment Return

The monthly rent of this property is currently set at £695 per calendar month but the potential market rent is

£ 821

Returns Based on Rental Income	£695	£821
Mortgage Payments on £78,750.00 @ 5%	£328.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£116.00	
Ground Rent	£15.00	
Letting Fees	£69.50	£82.10
Total Monthly Costs	£543.63	£556.23
Monthly Net Income	£151.38	£264.78
Annual Net Income	£1,816.50	£3,177.30
Net Return	5.59%	9.78%

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	**£1,535.30**
Net Return	**4.72%**

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

Annual Net Income Adjusted To	**£1,782.30**
Net Return	**5.48%**

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 £110,000.

2 bedroom apartment for sale

+ Add to report

Disraeli Crescent, Ilkeston

NO LONGER ADVERTISED SOLD STC

Marketed from 18 Jun 2022 to 17 Apr 2023 (303 days) by JMS Sales & Lettings, Hucknall

£110,000

2 bedroom flat for sale

+ Add to report

Park Road, Ilkeston

NO LONGER ADVERTISED SOLD STC

Marketed from 23 May 2025 to 5 Jan 2026 (226 days) by Charles Newton & Co, Eastwood

£110,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.

£900 pcm

2 bedroom terraced house

+ Add to re

Graham St, Ilkeston, DE7

CURRENTLY ADVERTISED

Marketed from 7 Apr 2026 by OpenRent, London

£895 pcm

2 bedroom semi-detached house

+ Add to re

Park Road, Ilkeston, DE7

NO LONGER ADVERTISED LET AGREED

Marketed from 5 Sep 2025 to 18 Sep 2025 (12 days) by Whitegates, Heanor

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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