LET PROPERTY PACK

INVESTMENT INFORMATION

Avalon Court, Kent Street,
Nottingham, NG1

230106333

www.letproperty.co.uk





Property Description

Our latest listing is in Avalon Court, Kent Street, Nottingham, NG1

This property has a potential to rent for **£837** which would provide the investor a Gross Yield of **27.1%** 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...



Avalon Court, Kent Street,
Nottingham, NG1

230106333

Property Key Features

- Studio Flat
- 1 Bathroom
- Spacious Living Spaces
- Fully equipped modern Kitchen
- Factor Fees: £127.50 pm
- Ground Rent: £12.50 pm
- Lease Length: 239 years
- Current rent: £564
- Market Rent: £837

Spacious Living Spaces







Spacious Living Spaces







Kitchen





Bathroom







Exterior


VICTORIA ZONE
Victoria Centre (N)
Huntingdon Street
XENIA
20





Initial Outlay



ASSUMED PURCHASE PRICE

£ 37,000

SDLT Charge	**£0**
Legal Fees	**£1,000**
Total Investment	**£38,000**

Outlay figures based on assumed cash purchase of 37,000.

Projected Investment Return



Returns Based on Rental Income	£837
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£127.50
Ground Rent	£12.50
Letting Fees	£83.70
Total Monthly Costs	£238.70
Monthly Net Income	£598.30
Annual Net Income	£7,179.60
Net Return	18.89%

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	**£5,506**
Net Return	**14.49%**

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 £55,000.



£55,000

Studio flat for sale

Apt 2.07 Bard House

CURRENTLY ADVERTISED

Marketed from 9 Feb 2026 by UK Investment Property Services, London



£39,950

Studio apartment for sale

Bard House 14-22, Shakespeare Street, Nottingham, Nottinghamshire

CURRENTLY ADVERTISED

Marketed from 7 May 2026 by Trent Estate Agents, Nottingham

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,166 based on the analysis carried out by our letting team at **Let Property Management**.



Studio flat

NOTTINGHAM | STUDENT | SEPTEMBER

NO LONGER ADVERTISED

Marketed from 8 Aug 2026 to 7 Sep 2026 (29 days) by Skylets, Newcastle upon Tyne

£1,166 pcm



Studio flat

NOTTINGHAM | STUDENT | SEPTEMBER

NO LONGER ADVERTISED

Marketed from 17 Jul 2026 to 8 Aug 2026 (21 days) by Skylets, Newcastle upon Tyne

£1,122 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: **N/A**

  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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Avalon Court, Kent Street, Nottingham, NG1

PROPERTY ID: 230106333

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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