

LET PROPERTY PACK

INVESTMENT INFORMATION

Beckett Road, Doncaster
DN2

226945819

 www.letproperty.co.uk





Property Description

Our latest listing is in Beckett Road, Doncaster DN2

This property has a potential to rent for **£1,300** which would provide the investor a Gross Yield of **6.2%** 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...



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Property Key Features

Portfolio of 3 Flats

3 Bathrooms

Spacious Living Spaces

Well-Equipped Kitchens

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £1,300

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £253,000.00 and borrowing of £189,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 253,000.00

25% Deposit £63,250.00

SDLT Charge £15,300

Legal Fees £1,000.00

Total Investment £79,550.00

Projected Investment Return



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



Returns Based on Rental Income	£1,300
Mortgage Payments on £189,750.00 @ 5%	£790.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£130.00
Total Monthly Costs	£935.63
Monthly Net Income	£364.38
Annual Net Income	£4,372.50
Net Return	5.50%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,772.50**
Adjusted To

Net Return **2.23%**

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

Annual Net Income **£577.50**
Adjusted To

Net Return **0.73%**

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 £190,000.



£190,000

1 bedroom apartment for sale

+ Add to report

Doncaster Apartments, Doncaster, South Yorkshire, DN2

NO LONGER ADVERTISED

SOLD STC

Marketed from 3 Dec 2023 to 3 Dec 2023 by KO ESTATES LTD, Manchester



£161,500

1 bedroom apartment for sale

+ Add to report

Consort House, Doncaster

NO LONGER ADVERTISED

Marketed from 17 Aug 2023 to 7 Nov 2023 (81 days) by Clark & Co Estates, Topsham

Set in one of the most business focused districts of Doncaster and just a ten minute walk from Do...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property Management**.



£1,400 pcm

3 bedroom flat

+ Add to report

The Old Court House

NO LONGER ADVERTISED

Marketed from 4 Feb 2026 to 20 Feb 2026 (15 days) by Kembles Estates, Doncaster



£1,300 pcm

3 bedroom detached house

+ Add to report

South Bridge Road, HULL

NO LONGER ADVERTISED

LET AGREED

Marketed from 16 Dec 2024 to 7 Feb 2025 (52 days) by William H. Brown Lettings, Hull (Holderness Road)



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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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