

LET PROPERTY PACK

INVESTMENT INFORMATION

Tudor Court, Draycott,
Derby, DE72

220620717

 www.letproperty.co.uk





Property Description

Our latest listing is in Tudor Court, Draycott, Derby, DE72

Get instant cash flow of **£800** per calendar month with a **5.3%** Gross Yield for investors.

This property has a potential to rent for **£875** which would provide the investor a Gross Yield of **5.8%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Tudor Court, Draycott,
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Property Key Features

2 Bedrooms

2 Bathrooms

Good Condition

Communal Garden

Factor Fees: £266.00 pm

Ground Rent: £15.00 pm

Lease Length: 107 years

Current Rent: £800

Market Rent: £875

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £180,000.00 and borrowing of £135,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 180,000.00

25% Deposit	£45,000.00
SDLT Charge	£10,100
Legal Fees	£1,000.00
Total Investment	£56,100.00

Projected Investment Return



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



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 875

Returns Based on Rental Income	£800	£875
Mortgage Payments on £135,000.00 @ 5%	£562.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£266.00	
Ground Rent	£15.00	
Letting Fees	£80.00	£87.50
Total Monthly Costs	£938.50	£946.00
Monthly Net Income	-£138.50	-£71.00
Annual Net Income	-£1,662.00	-£852.00
Net Return	-2.96%	-1.52%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£2,602.00**

Net Return **-4.64%**

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

Annual Net Income Adjusted To **-£3,372.00**

Net Return **-6.01%**

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 £200,000.



£200,000

2 bedroom apartment for sale

[+ Add to report](#)

Tudor Court, Draycott, Derby, United Kingdom, DE72

NO LONGER ADVERTISED

Marketed from 6 Feb 2023 to 7 Feb 2023 by gLocalAgents.co.uk, Covering Nationwide



£155,000

2 bedroom flat for sale

[+ Add to report](#)

Tudor Court, Coppice Park, Draycott, Derby, DE72

NO LONGER ADVERTISED

Marketed from 22 Jul 2022 to 16 Jun 2023 (329 days) by Frank Innes, Long Eaton

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £875 based on the analysis carried out by our letting team at **Let Property Management**.



£875 pcm

2 bedroom apartment

+ Add to report

Tudor Court, Gypsy Lane, Draycott

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Jun 2024 to 2 Aug 2024 (49 days) by Leaders Lettings, Derby



£750 pcm

2 bedroom apartment

+ Add to report

Tudor Court, Draycott, DE72






NO LONGER ADVERTISED

Marketed from 8 Sep 2021 to 14 Sep 2021 (6 days) by Towns & Crawford Sales & Letting Agent, Derby

Current Tenant Profile



As this property is currently tenanted, 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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