

LET PROPERTY PACK

INVESTMENT INFORMATION

Cobden Street, Kettering,
NN16

228051374

 www.letproperty.co.uk





Property Description

Our latest listing is in Cobden Street, Kettering, NN16

Get instant cash flow of **£820** per calendar month with a **9.8%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **10.2%** 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...



Cobden Street, Kettering,
NN16

228051374



Property Key Features

2 bedrooms

1 bathroom

Spacious Room

Easy access to local amenities

Factor Fees: £107.00 PM

Ground Rent: £0.00

Lease Length: 88 years

Current Rent: £820

Market Rent: £850

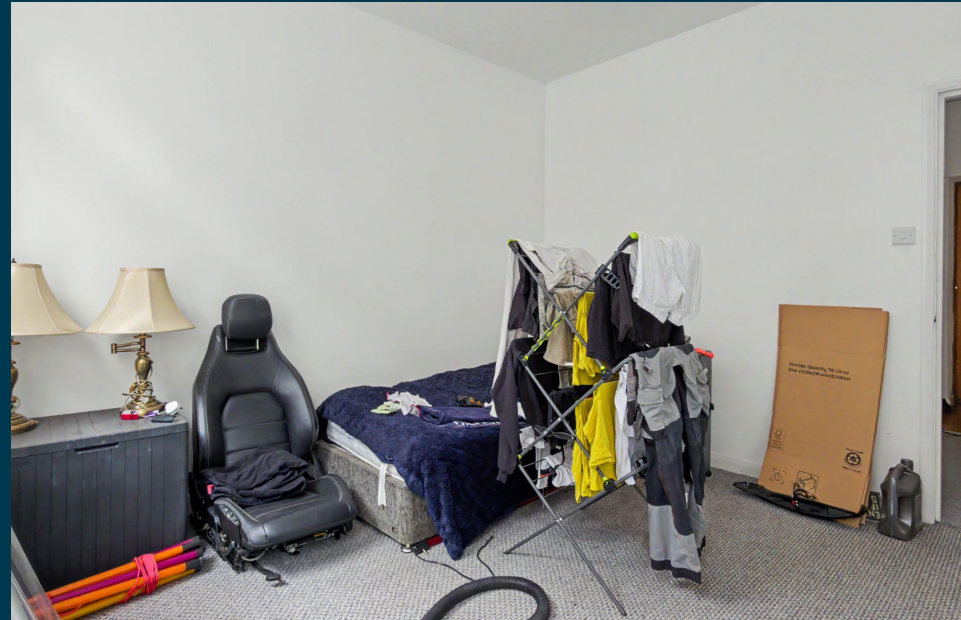
Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £100,000.

ASSUMED PURCHASE PRICE

£ 100,000

SDLT Charge £5,000

Legal Fees £1,000

Total Investment £106,000

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 £820 per calendar month but the potential market rent is

£ 850

Returns Based on Rental Income	£820	£850
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£107.00	
Ground Rent	£0.00	
Letting Fees	£82.00	£85.00
Total Monthly Costs	£204.00	£207.00
Monthly Net Income	£616.00	£643.00
Annual Net Income	£7,392.00	£7,716.00
Net Return	6.97%	7.28%

Return **Stress Test** Analysis Report



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

Annual Net Income **£6,016**
Adjusted To

Net Return **5.68%**

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 £130,000.



2 bedroom maisonette for sale

[+ Add to report](#)

Duke Street, Kettering

NO LONGER ADVERTISED

SOLD STC

Marketed from 19 Feb 2025 to 13 Mar 2025 (21 days) by William H. Brown, Kettering

£130,000



2 bedroom apartment for sale

[+ Add to report](#)

Bellway Close, Kettering

NO LONGER ADVERTISED

SOLD STC

Marketed from 29 Mar 2024 to 2 Dec 2024 (248 days) by Oscar James, Kettering

£120,000

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 flat

+ Add to report

Lower Street, Kettering, Northamptonshire, NN16

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Dec 2025 to 27 Jan 2026 (45 days) by YOUR MOVE Nolan Throw Lettings, Kettering



£875 pcm

2 bedroom apartment

+ Add to report

Lilly Court, Lower Street, Kettering

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Nov 2024 to 19 Dec 2024 (19 days) by Simpson & Partners, Kettering

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.



Cobden Street, Kettering, NN16

PROPERTY ID: 228051374

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.



LETPROPERTY