

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Walsgrave Road, Coventry,  
CV2 4BE

222247931

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Walsgrave Road, Coventry, CV2 4BE

Get instant cash flow of **£1,800** per calendar month with a **6.3%** Gross Yield for investors.

This property has a potential to rent for **£2,000** which would provide the investor a Gross Yield of **7.0%** 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...**



Walsgrave Road,  
Coventry, CV2 4BE

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## Property Key Features

**4 bedroom**

**1 bathroom**

**Spacious Lounge**

**Well Equipped Kitchen**

**Factor Fees: £0**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £1,800**

**Market Rent: £2,000**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior





# Initial Outlay



Figures based on assumed purchase price of £345,000.00 and borrowing of £258,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 345,000.00

25% Deposit	£86,250.00
SDLT Charge	£24,500
Legal Fees	£1,000.00
Total Investment	£111,750.00

# Projected Investment Return



The monthly rent of this property is currently set at £1,800.00 per calendar month but the potential market rent is

£ 2,000

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



Returns Based on Rental Income	£1,800.00	£2,000.00
Mortgage Payments on £258,750.00 @ 5%	£1,078.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£180.00	£200.00
Total Monthly Costs	£1,273.13	£1,293.13
Monthly Net Income	£526.88	£706.88
Annual Net Income	£6,322.50	£8,482.50
Net Return	5.66%	7.59%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£4,482.50**  
Adjusted To

Net Return                      **4.01%**

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

Annual Net Income      **£3,307.50**  
Adjusted To

Net Return                      **2.96%**

# 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 £350,000.



£350,000

## 4 bedroom detached house for sale

Bulls Head Lane, Stoke, Coventry

CURRENTLY ADVERTISED

Marketed from 30 Oct 2025 by Shortland Horne, Coventry

+ Add to report



£350,000

## 4 bedroom detached house for sale

Central Avenue, Stoke, Coventry

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 Jun 2024 to 10 Oct 2024 (125 days) by Connells, Coventry

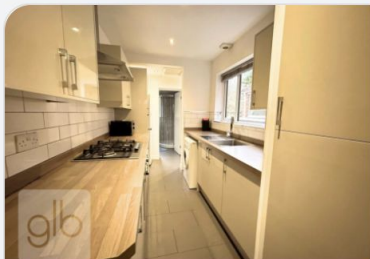
+ Add to report



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £200,000 based on the analysis carried out by our letting team at **Let Property Management**.



£2,000 pcm

## 4 bedroom house share

Kingsway, Coventry

NO LONGER ADVERTISED

Marketed from 27 Jan 2025 to 31 Mar 2025 (62 days) by GLB Property Services Limited, Coventry

+ Add to report



£1,980 pcm

## 4 bedroom terraced house

Kingsway, Stoke, Coventry, CV2 4FE

NO LONGER ADVERTISED

Marketed from 10 Feb 2024 to 2 Mar 2024 (21 days) by Cloud9 Estates Ltd, Coventry

+ Add to report

# 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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