

LET PROPERTY PACK

INVESTMENT INFORMATION

Quayside Court, Coventry, CV1

228534843

 www.letproperty.co.uk





Property Description

Our latest listing is in Quayside Court, Coventry, CV1

Get instant cash flow of **£1,250** per calendar month with a **9.3%** Gross Yield for investors.

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...



Quayside Court, Coventry,
CV1

228534843



Property Key Features

2 Bedrooms

2 Bathrooms

Spacious Rooms

**Close proximity to valuable
amenities**

Factor Fees: £130.83 PM

Ground Rent: £12.50 PM

Lease Length: 143

Current Rent: £1,250

Lounge



Kitchen



Bedrooms



Bathrooms



Exterior



Initial Outlay



Figures based on assumed purchase price of £161,000.00 and borrowing of £120,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 161,000.00

25% Deposit £40,250.00

SDLT Charge £8,770

Legal Fees £1,000.00

Total Investment £50,020.00

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 £1,250 per calendar month

Returns Based on Rental Income	£1,250
Mortgage Payments on £120,750.00 @ 5%	£503.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£130.83
Ground Rent	£12.50
Letting Fees	£125.00
Total Monthly Costs	£786.46
Monthly Net Income	£463.55
Annual Net Income	£5,562.54
Net Return	11.12%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,062.54**
Adjusted To

Net Return **6.12%**

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

Annual Net Income **£3,297.54**
Adjusted To

Net Return **6.59%**

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.



2 bedroom apartment for sale

[+ Add to report](#)

Quayside Court, Foleshill, Coventry

NO LONGER ADVERTISED

Marketed from 16 Jan 2023 to 1 Feb 2024 (381 days) by Shortland Horne, Coventry

£200,000



2 bedroom apartment for sale

[+ Add to report](#)

Quayside Court, Foleshill, Coventry

NO LONGER ADVERTISED

Marketed from 23 Dec 2024 to 15 Apr 2025 (113 days) by Shortland Horne, Coventry

£185,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,450 based on the analysis carried out by our letting team at **Let Property Management**.



£1,450 pcm

2 bedroom penthouse

Electric Wharf, Coventry, CV1

NO LONGER ADVERTISED

Marketed from 13 May 2026 to 29 Jun 2026 (46 days) by OpenRent, London

+ Add to report



£1,400 pcm

2 bedroom flat

Electric Wharf, Coventry, CV1

CURRENTLY ADVERTISED

Marketed from 31 Jul 2026 by Belvoir, 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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