

LET PROPERTY PACK

INVESTMENT INFORMATION

Arbury Avenue, Coventry,
CV6 6FD

226477161

 www.letproperty.co.uk





Property Description

Our latest listing is in Arbury Avenue, Coventry, CV6 6FD

Get instant cash flow of **£750** per calendar month with a **5.5%** Gross Yield for investors.

This property has a potential to rent for **£848** 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...



Arbury Avenue, Coventry,
CV6 6FD

226477161



Property Key Features

2 Bedroom

1 Bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £750

Market Rent: £848

Lounge



Kitchen



Bedrooms



Exterior





Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 168,000

SDLT Charge **£9,260**

Legal Fees **£1,000**

Total Investment £178,260

Projected Investment Return



The monthly rent of this property is currently set at £750.00 per calendar month but the potential market rent is

£ 848



Returns Based on Rental Income	£750.00	£848.00
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£75.00	£84.80
Total Monthly Costs	£90.00	£99.80
Monthly Net Income	£660.00	£748.20
Annual Net Income	£7,920.00	£8,978.40
Net Return	4.44%	5.04%

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



Return **Stress Test** Analysis Report



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

Annual Net Income **£7,282**
Adjusted To

Net Return **4.09%**



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 £155,000.



£155,000

2 bedroom terraced house for sale

+ Add to report

King Georges Avenue, Coventry, CV6 6FF

CURRENTLY ADVERTISED SOLD STC

Marketed from 4 Mar 2026 by Suttons, Coventry



£145,000

2 bedroom terraced house for sale

+ Add to report

Arbury Avenue, Coventry, West Midlands, CV6

NO LONGER ADVERTISED SOLD STC

Marketed from 6 Aug 2024 to 28 Feb 2025 (205 days) by Bairstow Eves, Radford

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

2 bedroom terraced house

+ Add to report

Benthall Road, Coventry, CV6

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Nov 2024 to 26 Nov 2024 (13 days) by Williams and Binch, Coventry



£850 pcm

2 bedroom terraced house

+ Add to report

Benthall Road, Coventry, CV6

NO LONGER ADVERTISED






LET AGREED

Marketed from 20 Jun 2024 to 22 Aug 2024 (63 days) by Williams and Binch, Coventry

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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Arbury Avenue, Coventry, CV6 6FD

PROPERTY ID: 12345678

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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