

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Cleeve Lodge Close, Bristol,  
BS16

212050527

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





## Property Description

Our latest listing is in Cleeve Lodge Close, Bristol, BS16

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **7.2%** 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...**



Cleeve Lodge Close,  
Bristol, BS16

212050527



## Property Key Features

1 Bedroom

1 Bathroom

Access to Balcony

Well-Equipped Kitchen

Factor Fees: £75.00 PM

Ground Rent: £4.00 PM

Lease Length: 82 years

Market Rent: £1,000

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £167,000.00 and borrowing of £125,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 167,000.00

25% Deposit	£41,750.00
SDLT Charge	£9,190
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£51,940.00</b>

# Projected Investment Return



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



Returns Based on Rental Income	£1,000
Mortgage Payments on £125,250.00 @ 5%	£521.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£75.00
Ground Rent	£4.00
Letting Fees	£100.00
<b>Total Monthly Costs</b>	<b>£715.88</b>
<b>Monthly Net Income</b>	<b>£284.13</b>
<b>Annual Net Income</b>	<b>£3,409.50</b>
<b>Net Return</b>	<b>6.56%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,409.50**  
Adjusted To

Net Return                      **2.71%**

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

Annual Net Income      **£952.50**  
Adjusted To

Net Return                      **1.83%**

# 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 £170,000.



£170,000

## 1 bedroom flat for sale

+ Add to report

Deanna Court Cleeve Lodge Close, Downend, Bristol

CURRENTLY ADVERTISED

Marketed from 8 Nov 2024 by M Coleman Estate Agents, Downend



£155,000

## 1 bedroom apartment for sale

+ Add to report

Cleeve Lodge Close, Downend, Bristol, BS16

NO LONGER ADVERTISED

SOLD STC

Marketed from 1 Jun 2021 to 18 Aug 2021 (77 days) by CJ Hole, Downend

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,050 based on the analysis carried out by our letting team at **Let Property Management**.



£1,050 pcm

## 1 bedroom apartment

+ Add to report

Downend Road, Downend, Bristol

NO LONGER ADVERTISED

LET AGREED

Marketed from 31 Jul 2025 to 19 Aug 2025 (18 days) by Berkeley Estates and Management, Bristol



£1,050 pcm

## 1 bedroom flat

+ Add to report

Stanbridge Court- Downend

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Mar 2024 to 22 Apr 2024 (42 days) by Ocean, Downend



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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.



**LETPROPERTY**