

LET PROPERTY PACK

INVESTMENT INFORMATION

Stevenson Road, Ipswich,
IP1 2FF

224507078

 www.letproperty.co.uk





Property Description

Our latest listing is in Stevenson Road, Ipswich, IP1 2FF

Get instant cash flow of **£875** per calendar month with a **7.6%** Gross Yield for investors.

This property has a potential to rent for **£910** which would provide the investor a Gross Yield of **7.9%** 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...



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Property Key Features

2 bedroom

1 bathroom

Open-Plan Lounge and Kitchen

Well Equipped Kitchen

Factor Fees: £200 per month

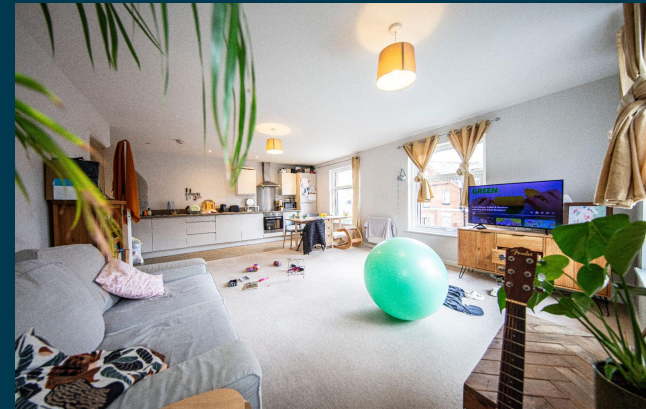
Ground Rent: £25 per month

Lease Length: 115 years

Current Rent: £875

Market Rent: £910

Lounge



Kitchen



Bedrooms



Bathroom



Initial Outlay



Figures based on assumed purchase price of £137,500.00 and borrowing of £103,125.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 137,500.00

25% Deposit	£34,375.00
SDLT Charge	£7,125
Legal Fees	£1,000.00
Total Investment	£42,500.00

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 £875.00 per calendar month but the potential market rent is

£ 910

Returns Based on Rental Income	£875.00	£910.00
Mortgage Payments on £103,125.00 @ 5%	£429.69	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£200.00	
Ground Rent	£25.00	
Letting Fees	£87.50	£91.00
Total Monthly Costs	£757.19	£760.69
Monthly Net Income	£117.81	£149.31
Annual Net Income	£1,413.75	£1,791.75
Net Return	3.33%	4.22%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£28.25**
Adjusted To

Net Return **-0.07%**

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

Annual Net Income **£29.25**
Adjusted To

Net Return **0.07%**

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 £150,000.



£150,000

2 bedroom maisonette for sale

Dalton Road, Ipswich

CURRENTLY ADVERTISED

Marketed from 30 Jun 2025 by haart, Ipswich

+ Add to report



£140,000

2 bedroom apartment for sale

Clarkson Street, Ipswich

CURRENTLY ADVERTISED

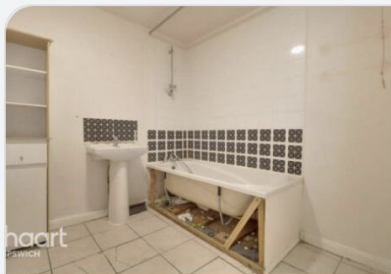
Marketed from 3 Feb 2025 by Keystone, Ipswich

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

2 bedroom apartment

Norwich Road, Ipswich

CURRENTLY ADVERTISED

Marketed from 9 Feb 2024 by haart, Ipswich

+ Add to report



£950 pcm

2 bedroom apartment

Norwich Road, Ipswich

CURRENTLY ADVERTISED

LET AGREED

Marketed from 24 Feb 2024 by Abbotts Lettings, Ipswich

+ 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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