

LET PROPERTY PACK

INVESTMENT INFORMATION

Awson Street, Coventry,
CV6

229227214

 www.letproperty.co.uk





Property Description

Our latest listing is in Awson Street, Coventry, CV6

Get instant cash flow of **£850** per calendar month with a **7.3%** Gross Yield for investors.

This property has a potential to rent for **£929** which would provide the investor a Gross Yield of **8.0%** 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...



Awson Street, Coventry,
CV6

229227214



Property Key Features

2 bedrooms

1 bathroom

Dual Living Area

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £850

Market Rent: £929

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £140,000.00 and borrowing of £105,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 140,000.00

25% Deposit £35,000.00

SDLT Charge £7,300

Legal Fees £1,000.00

Total Investment £43,300.00

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 £850 per calendar month but the potential market rent is

£ 929

Returns Based on Rental Income	£850	£929
Mortgage Payments on £105,000.00 @ 5%	£437.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£85.00	£92.90
Total Monthly Costs	£537.50	£545.40
Monthly Net Income	£312.50	£383.60
Annual Net Income	£3,750.00	£4,603.20
Net Return	8.66%	10.63%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,745.20**
Adjusted To

Net Return **6.34%**

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

Annual Net Income **£2,503.20**
Adjusted To

Net Return **5.78%**

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.



2 bedroom terraced house for sale

[+ Add to report](#)

Bryn Road, Coventry, CV6 5GZ

NO LONGER ADVERTISED

SOLD STC

Marketed from 9 Apr 2025 to 5 Sep 2025 (149 days) by Xchange Properties, Covering The Midlands

£150,000



2 bedroom terraced house for sale

[+ Add to report](#)

Freeman Street, Foleshill, Coventry

NO LONGER ADVERTISED

Marketed from 3 Dec 2025 to 10 Feb 2026 (68 days) by Cloud9 Estates Ltd, Coventry

£145,000

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**.



2 bedroom house

[+ Add to report](#)

Deegan Close, COVENTRY

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Jul 2025 to 2 Sep 2025 (46 days) by Connells Lettings, Coventry

£950 pcm



2 bedroom semi-detached house

[+ Add to report](#)

Swan Lane, Coventry, CV2 4GD

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Jan 2026 to 27 Mar 2026 (74 days) by Sheldon Bosley Knight, Coventry

£945 pcm

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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