

LET PROPERTY PACK

INVESTMENT INFORMATION

Redwood Close,
Nottingham, NG8

225373558

 www.letproperty.co.uk





Property Description

Our latest listing is in Redwood Close, Nottingham, NG8

Get instant cash flow of **£550** per calendar month with a **9.6%** Gross Yield for investors.

This property has a potential to rent for **£844** which would provide the investor a Gross Yield of **14.8%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

Don't miss out on this fantastic investment opportunity...



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Property Key Features

2 bedroom

1 bathroom

Spacious Room

Easy Access to Local Amenities

Factor Fees: £100 pm

Ground Rent: £12.50 pm

Lease Length: 130 years

Current Rent: £550

Market Rent: £844

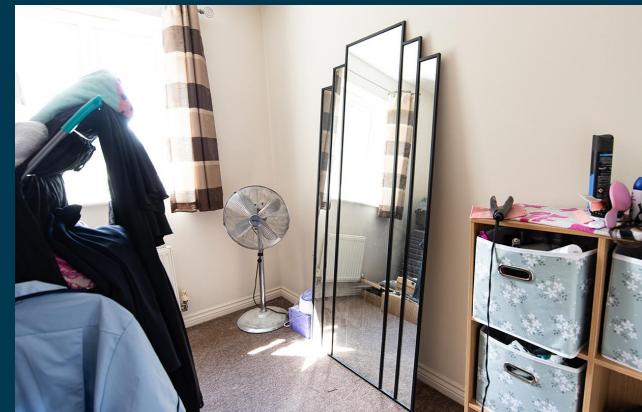
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £125,000.00 and borrowing of £93,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 125,000.00

25% Deposit	£31,250.00
SDLT Charge	£6,250
Legal Fees	£1,000.00
Total Investment	£38,500.00

Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 844

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



Returns Based on Rental Income	£550	£844
Mortgage Payments on £93,750.00 @ 5%	£390.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£100.00	
Ground Rent	£12.50	
Letting Fees	£55.00	£84.40
Total Monthly Costs	£573.13	£602.53
Monthly Net Income	-£23.13	£241.48
Annual Net Income	-£277.50	£2,897.70
Net Return	-0.72%	7.53%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,209.70**
Adjusted To

Net Return **3.14%**

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

Annual Net Income **£1,172.70**
Adjusted To

Net Return **3.05%**

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 £145,000.



£145,000

2 bedroom coach house for sale

+ Add to report

Spring Gardens, Nottingham

NO LONGER ADVERTISED

SOLD STC

Marketed from 15 Oct 2021 to 22 Mar 2022 (157 days) by Robert Ellis, Beeston



£135,000

2 bedroom flat for sale

+ Add to report

Greenwood Gardens, Nottingham, Nottinghamshire, NG8

CURRENTLY ADVERTISED

SOLD STC

Marketed from 2 Feb 2026 by Bairstow Eves, Wollaton

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £865 based on the analysis carried out by our letting team at **Let Property Management**.



£865 pcm

2 bedroom flat

+ Add to report

Redwood Close, Nottingham, NG8

NO LONGER ADVERTISED

LET AGREED

Marketed from 26 Sep 2025 to 29 Oct 2025 (32 days) by Fairview Estates, Nottingham



£825 pcm

2 bedroom flat

+ Add to report

Redwood Close, Nottingham, NG8






NO LONGER ADVERTISED

Marketed from 21 Aug 2024 to 11 Sep 2024 (21 days) by Fairview Estates, Nottingham

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: **5 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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