

LET PROPERTY PACK

INVESTMENT INFORMATION

Goring Road, Coventry, CV2

229401790

 www.letproperty.co.uk





Property Description

Our latest listing is in Goring Road, Coventry, CV2

Get instant cash flow of **£1,375** per calendar month with a **9.0%** Gross Yield for investors.

This property has a potential to rent for **£1,897** which would provide the investor a Gross Yield of **12.4%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect 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...



Goring Road, Coventry,
CV2

229401790



Property Key Features

Portfolio of 2 Flats

3 Bathrooms

Spacious Living Spaces

Fully-Equipped Kitchens

Factor Fees: £130.00 pm

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,375.00

Market Rent: £1,897.00

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of 184,000.

ASSUMED PURCHASE PRICE

£ 184,000

SDLT Charge

£10,380

Legal Fees

£1,000

Total Investment

£195,380

Projected Investment Return



The monthly rent of this property is currently set at £1,375 per calendar month but the potential market rent is

£ 1,897



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



Returns Based on Rental Income	£1,375.00	£1,897.00
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£130.00	
Ground Rent	Freehold	
Letting Fees	£137.50	£189.70
Total Monthly Costs	£282.50	£334.70
Monthly Net Income	£1,092.50	£1,562.30
Annual Net Income	£13,110.00	£18,747.60
Net Return	6.71%	9.60%

Return **Stress Test** Analysis Report



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

Annual Net Income **£14,954**
Adjusted To

Net Return **7.65%**



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 £200,000.



£200,000

4 bedroom terraced house for sale

Nicholls Street, Coventry

NO LONGER ADVERTISED

SOLD STC

Marketed from 15 Aug 2024 to 28 Oct 2024 (74 days) by Andrew Granger, Coventry

+ Add to report



£195,000

4 bedroom terraced house for sale

Hastings Road, Coventry, CV2 4JD

NO LONGER ADVERTISED

Marketed from 26 Jun 2024 to 28 Aug 2024 (63 days) by Cloud9 Estates Ltd, Coventry

+ Add to report

New Instruction | Expertly Renovated | Upstairs Shower Room & Downstairs Bathroom | Great Links T

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,300 based on the analysis carried out by our letting team at **Let Property Management**.



£2,300 pcm

4 bedroom terraced house

King Richard Street, Stoke, Coventry, CV2

NO LONGER ADVERTISED

Marketed from 7 Aug 2026 to 27 Aug 2026 (20 days) by Wise Lettings, Coventry

+ Add to report



£2,217 pcm

4 bedroom terraced house

St Georges Road, Coventry

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 Nov 2024 to 11 Dec 2024 (23 days) by Futurelets, Coventry

+ 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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Goring Road, Coventry, CV2

PROPERTY ID: 229401790

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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