LET PROPERTY PACK

INVESTMENT INFORMATION

Lambwath Hall Court,
Bransholme, Hull, HU7
4WN

229655130

www.letproperty.co.uk



LETPROPERTY



Property Description

Our latest listing is in Lambwath Hall Court, Bransholme, Hull, HU7 4WN

Get instant cash flow of **£650** per calendar month with a **13.0%** Gross Yield for investors.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



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Property Key Features

- 2 Bedrooms
- 2 Bathrooms
- Spacious Rooms
- Fully equipped modern Kitchen
- Factor Fees: £108.00 pm
- Ground Rent: £50.00 pm
- Lease Length: 104 years
- Current Rent: £650

Lounge



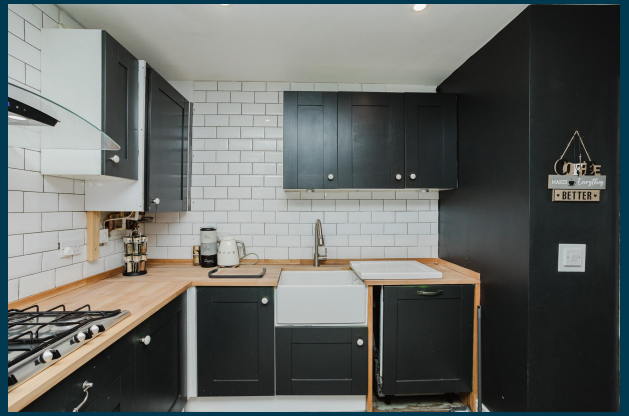




Kitchen


COFFEE
MAKES Everything
BETTER


New Orleans
LIFE
DANCE


COFFEE
BETTER

Bedrooms

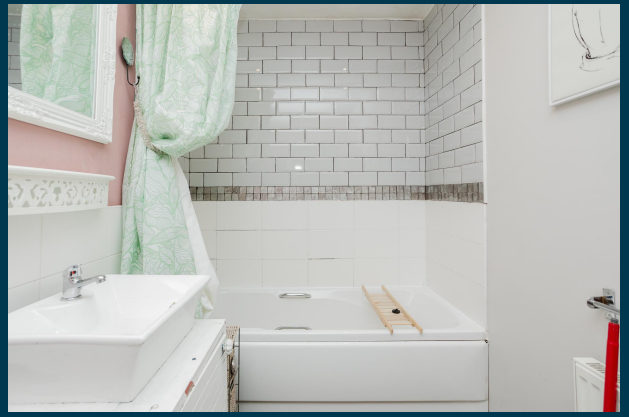






Bathroom







Exterior







Initial Outlay



Figures based on assumed purchase price of £60,000.00 and borrowing of £45,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 60,000.00

25% Deposit	**£15,000.00**
SDLT Charge	**£3,000**
Legal Fees	**£1,000.00**
Total Investment	**£19,000.00**

Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 650

Returns Based on Rental Income	£650
Mortgage Payments on £45,000.00 @ 5%	£187.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£108.00
Ground Rent	£50.00
Letting Fees	£65.00
Total Monthly Costs	£425.50
Monthly Net Income	£224.50
Annual Net Income	£2,694.00
Net Return	14.18%

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

Return Stress Test Analysis Report



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

Annual Net Income Adjusted To	**£1,394.00**
Net Return	**7.34%**

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

Annual Net Income Adjusted To	**£2,394.00**
Net Return	**12.60%**

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 £80,000.



2 bedroom apartment for sale

Lambwath Hall Court, Hull

NO LONGER ADVERTISED

Marketed from 14 Mar 2020 to 29 Oct 2020 (228 days) by Peregrine Property, Hull

£80,000



2 bedroom flat for sale

Lambwath Hall Court, Hull, East Riding Of Yorkshire, HU7

CURRENTLY ADVERTISED

Marketed from 21 Aug 2026 by Tenanted Property Auctions, Manchester

£75,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom detached house

Thistlewood Court, Hull, East Riding Of Yorkshire, HU7

NO LONGER ADVERTISED | LET AGREED

Marketed from 26 Jun 2023 to 18 Aug 2026 (1148 days) by JKT Property, Sutton-on-Hull

£850 pcm



3 bedroom terraced house

Lambwath Hall Court,Nr SuttonBiggin Ave,Hull,HU7

CURRENTLY ADVERTISED | LET AGREED

Marketed from 18 Nov 2009 by JKT Property, Sutton-on-Hull

£750 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 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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