

LET PROPERTY PACK

INVESTMENT INFORMATION

Brunswick Square,
Doncaster, DN7

228970449

 www.letproperty.co.uk





Property Description

Our latest listing is in Brunswick Square, Doncaster, DN7

Get instant cash flow of **£525** per calendar month with a **10.0%** Gross Yield for investors.

This property has a potential to rent for **£714** which would provide the investor a Gross Yield of **13.6%** 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...



Brunswick Square,
Doncaster, DN7

228970449



Property Key Features

2 bedrooms

1 reception

Spacious Rooms

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

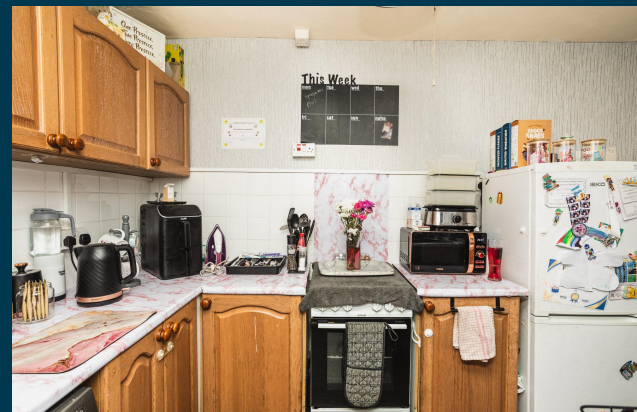
Current Rent: £525

Market Rent: £714

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £63,000.00 and borrowing of £47,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 63,000.00

25% Deposit **£15,750.00**

SDLT Charge **£3,150**

Legal Fees **£1,000.00**

Total Investment £19,900.00

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 £525 per calendar month but the potential market rent is



£ 714

Returns Based on Rental Income	£525	£714
Mortgage Payments on £47,250.00 @ 5%	£196.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£52.50	£71.40
Total Monthly Costs	£264.38	£283.28
Monthly Net Income	£260.63	£430.73
Annual Net Income	£3,127.50	£5,168.70
Net Return	15.72%	25.97%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,740.70**
Adjusted To

Net Return **18.80%**

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

Annual Net Income **£4,223.70**
Adjusted To

Net Return **21.22%**

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 £77,500.



£77,500

2 bedroom terraced house for sale

+ Add to report

East Lane, Stainforth, Doncaster

NO LONGER ADVERTISED

SOLD STC

Marketed from 4 Mar 2023 to 13 Oct 2023 (222 days) by William H. Brown, Hatfield

*** £77,500*** | Two double bedrooms | Two reception rooms | Enclosed rear garden | IDEAL FIRST T



£75,000

2 bedroom terraced house for sale

+ Add to report

East Lane, Doncaster

NO LONGER ADVERTISED

SOLD STC

Marketed from 26 Oct 2022 to 12 Nov 2025 (1113 days) by haart, Doncaster

Mid terrace | Separate lounge and dining room | Kitchen with cooking facilities | Two bedrooms |

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £775 based on the analysis carried out by our letting team at **Let Property Management**.



£775 pcm

2 bedroom terraced house

+ Add to report

Millcroft, Doncaster, DN7

NO LONGER ADVERTISED

Marketed from 11 May 2026 to 23 May 2026 (11 days) by Rentr, covering Nationwide

Property Reference: EF9W



£715 pcm

2 bedroom semi-detached house

+ Add to report

Kingsway, Stainforth, Doncaster, DN7

NO LONGER ADVERTISED

LET AGREED

Marketed from 26 Oct 2023 to 7 Dec 2023 (42 days) by Northwood, Thorne

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**



Current term of tenancy: **5 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order

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.



Brunswick Square, Doncaster, DN7

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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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