

LET PROPERTY PACK

INVESTMENT INFORMATION

Old Ashby Road,
Loughborough, LE11

219338798

 www.letproperty.co.uk





Property Description

Our latest listing is in Old Ashby Road, Loughborough, LE11

Get instant cash flow of **£550** per calendar month with a **8.4%** Gross Yield for investors.

This property has a potential to rent for **£825** which would provide the investor a Gross Yield of **12.5%** 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...



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Property Key Features

1 Bedroom

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £83.00 pm

Ground Rent: TBC

Lease Length: 963 years

Current Rent: £550

Market Rent: £825

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 79,000.00

SDLT Charge	£3,950
Legal Fees	£1,000
Total Investment	£83,950

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 £550 per calendar month but the potential market rent is

£ 825

Returns Based on Rental Income	£550	£825
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£83.00	
Ground Rent	TBC	
Letting Fees	£55.00	£82.50
Total Monthly Costs	£153.00	£180.50
Monthly Net Income	£397.00	£644.50
Annual Net Income	£4,764.00	£7,734.00
Net Return	5.67%	9.21%



Return **Stress Test** Analysis Report



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

Annual Net Income **£6,084**
Adjusted To



Net Return **7.25%**



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 £107,000.

 <p>£107,000</p>	<p>1 bedroom flat for sale</p> <p>Old Ashby Road, Loughborough, LE11</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 25 Jan 2025 to 6 May 2025 (100 days) by EDWARDS (sales and lettings) Limited, Loughborough</p>	<p>+ Add to n</p>
 <p>£55,000</p>	<p>1 bedroom flat for sale</p> <p>Ravensthorpe Drive, Loughborough</p> <p>CURRENTLY ADVERTISED</p> <p>Marketed from 14 Jan 2026 by Sheldon Bosley Knight, Auction</p>	

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £725 based on the analysis carried out by our letting team at **Let Property Management**.



£725 pcm

1 bedroom apartment

+ Add

Knighthorpe Court, Burns Road, Loughborough, LE11 4NP

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Feb 2026 to 10 Mar 2026 (28 days) by Frank Innes Lettings, Loughborough



£700 pcm

1 bedroom maisonette

Knipton Drive, Loughborough

NO LONGER ADVERTISED






LET AGREED

Marketed from 13 Feb 2026 to 23 Mar 2026 (38 days) by haart, Derby

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: **2 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.



www.letproperty.co.uk

Old Ashby Road, Loughborough, LE11

PROPERTY ID: 12345678

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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