

LET PROPERTY PACK

INVESTMENT INFORMATION

The Larches, Luton, LU2

226578995

 www.letproperty.co.uk





Property Description

Our latest listing is in The Larches, Luton, LU2

Get instant cash flow of **£825** per calendar month with a **5.5%** Gross Yield for investors.

This property has a potential to rent for **£1,163** which would provide the investor a Gross Yield of **7.8%** 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...



The Larches, Luton, LU2

226578995



Property Key Features

2 bedrooms

1 bathroom

Spacious Room

Easy access to local amenities

Factor Fees: £73.33 PM

Ground Rent: £16.66 PM

Lease Length: 936 years

Current Rent: £825

Market Rent: £1,163

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £180,000.00 and borrowing of £135,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 180,000.00

25% Deposit £45,000.00

SDLT Charge £10,100

Legal Fees £1,000.00

Total Investment £56,100.00

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 £825 per calendar month but the potential market rent is

£ 1,163

Returns Based on Rental Income	£825	£1,163
Mortgage Payments on £135,000.00 @ 5%	£562.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£73.33	
Ground Rent	£16.66	
Letting Fees	£82.50	£116.30
Total Monthly Costs	£749.99	£783.79
Monthly Net Income	£75.01	£379.21
Annual Net Income	£900.12	£4,550.52
Net Return	1.60%	8.11%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,224.52**
Adjusted To

Net Return **3.97%**

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

Annual Net Income **£2,050.44**
Adjusted To

Net Return **3.65%**

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 £220,000.



2 bedroom flat for sale

[+ Add to report](#)

The Larches, Luton

NO LONGER ADVERTISED

SOLD STC

Marketed from 15 Apr 2025 to 22 Apr 2025 (7 days) by Connells, Luton

£220,000



2 bedroom flat for sale

[+ Add to report](#)

The Larches, Luton, LU2

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 Sep 2022 to 2 Feb 2023 (133 days) by Purplebricks, covering Luton

£200,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom apartment

[+ Add to report](#)

The Larches, Luton, Bedfordshire, LU2 7PX

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Nov 2025 to 9 Dec 2025 (29 days) by Penrose Estate Agents, Luton

£1,250 pcm



2 bedroom apartment

[+ Add to report](#)

The Larches, Old Bedford Road, Luton, LU2 7PX

NO LONGER ADVERTISED

Marketed from 16 May 2023 to 3 Jul 2023 (48 days) by Leaders Lettings, Luton

£1,200 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**



Current term of tenancy: **6 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.



The Larches, Luton, LU2

226578995

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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