

LET PROPERTY PACK

INVESTMENT INFORMATION

Park Road, Ilkeston, DE7

224662939

 www.letproperty.co.uk





Property Description

Our latest listing is in Park Road, Ilkeston, DE7

This property has a potential to rent for **£769** which would provide the investor a Gross Yield of **9.0%** if the rent was increased to market rate.

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

1 Bathroom

Spacious Rooms

Well-Equipped Kitchen

Factor Fees: £100.00 PM

Ground Rent: £10.75 PM

Lease Length: 128 years

Market Rent: £769

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £103,000.00 and borrowing of £77,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 103,000.00

25% Deposit	£25,750.00
SDLT Charge	£5,150
Legal Fees	£1,000.00
Total Investment	£31,900.00

Projected Investment Return



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



Returns Based on Rental Income	£769
Mortgage Payments on £77,250.00 @ 5%	£321.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£100.00
Ground Rent	£10.75
Letting Fees	£76.90
Total Monthly Costs	£524.53
Monthly Net Income	£244.48
Annual Net Income	£2,933.70
Net Return	9.20%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,395.70**
Adjusted To

Net Return **4.38%**

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

Annual Net Income **£1,517.70**
Adjusted To

Net Return **4.76%**

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 £135,000.



2 bedroom apartment for sale

Field Road, Ilkeston

NO LONGER ADVERTISED

Marketed from 21 Aug 2019 to 16 Nov 2021 (817 days) by Burchell Edwards, Ilkeston

£135,000



2 bedroom apartment for sale

Disraeli Crescent, Ilkeston

CURRENTLY ADVERTISED SOLD STC

Marketed from 5 Jul 2024 by Elders Estates, Ilkeston

£105,950

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**.



£850 pcm

2 bedroom flat

Grey Meadow Road, Ilkeston, DE7

NO LONGER ADVERTISED

Marketed from 8 Aug 2024 to 20 Aug 2024 (11 days) by OpenRent, London

[+ Add to report](#)



£795 pcm

2 bedroom apartment

Nottingham Road, ILKESTON

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Mar 2025 to 20 May 2025 (67 days) by Burchell Edwards Lettings, Ilkeston

[+ Add to report](#)



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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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