LET PROPERTY PACK

INVESTMENT INFORMATION

Old Bedford Road, Luton,
LU2

225922352

www.letproperty.co.uk



LETPROPERTY



Property Description

Our latest listing is in Old Bedford Road, Luton, LU2

Get instant cash flow of **£945** per calendar month with a **8.2%** Gross Yield for investors.

This property has a potential to rent for **£1,100** which would provide the investor a Gross Yield of **9.6%** 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...



Old Bedford Road, Luton, LU2

225922352

Property Key Features

1 Bedroom Flat

1 Bathroom

Spacious Living Spaces

Well-Equipped Kitchen

Factor Fees: £100.00 PM

Ground Rent: £80.00 PM

Lease Length: 61 years old

Current Rent: £945

Market Rent: £1,100

Lounge







Kitchen



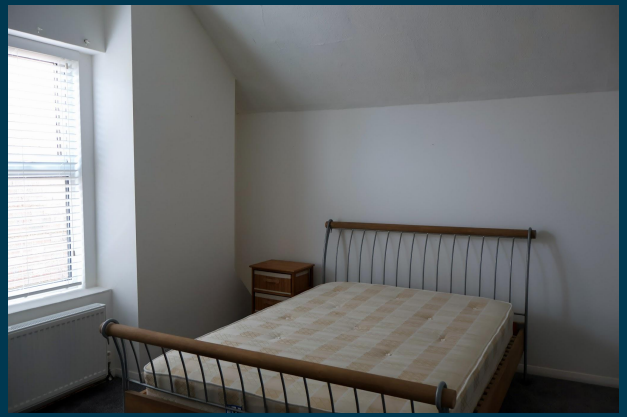




Bedrooms







Bathroom







Exterior


venture residential
LET
01582 945 197
LUTON BOROUGH COUNCIL
LUTON BOROUGH COUNCIL

Initial Outlay



ASSUMED PURCHASE PRICE

£ 138,000

SDLT Charge	**£7,160**
Legal Fees	**£1,000**
Total Investment	**£146,160**

Outlay figures based on assumed cash purchase of 138,000.

Projected Investment Return



The monthly rent of this property is currently set at £945 per calendar month but the potential market rent is £1,100

Returns Based on Rental Income	£945	£1,100
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£100.00	
Ground Rent	£80.00	
Letting Fees	£94.50	£110.00
Total Monthly Costs	£289.50	£305.00
Monthly Net Income	£655.50	£795.00
Annual Net Income	£7,866.00	£9,540.00
Net Return	5.38%	6.53%

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	**£7,340**
Net Return	**5.02%**

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 £150,000.



1 bedroom flat for sale

Old Bedford Road, Luton, LU2

NO LONGER ADVERTISED

Marketed from 20 Jan 2023 to 28 Jul 2023 (189 days) by Taylors Estate Agents, Luton

£150,000



1 bedroom flat for sale

Midland Road, Luton

NO LONGER ADVERTISED

Marketed from 25 Sep 2020 to 8 Mar 2021 (164 days) by Penrose Estate Agents, Luton

£140,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,350 based on the analysis carried out by our letting team at **Let Property Management**.



£1,350 pcm

1 bedroom apartment

Mldland Road, Luton

CURRENTLY ADVERTISED

Marketed from 27 Apr 2026 by haart, Luton



£1,250 pcm

1 bedroom flat share

Reginald Street, Luton, LU2

NO LONGER ADVERTISED

Marketed from 27 Jan 2026 to 5 Mar 2026 (37 days) by OpenRent, London

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 in 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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Old Bedford Road, Luton, LU2

PROPERTY ID: 225922352

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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