

LET PROPERTY PACK

INVESTMENT INFORMATION

Lower Ford Street, Coventry, CV1

226690261

 www.letproperty.co.uk





Property Description

Our latest listing is in Lower Ford Street, Coventry, CV1

Get instant cash flow of **£895** per calendar month with a **9.8%** Gross Yield for investors.

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...



Lower Ford Street,
Coventry, CV1

226690261



Property Key Features

1 Bedroom

1 Bathroom

Spacious Rooms

Close proximity to valuable
amenities

Factor Fees: £149.16

Ground Rent: £15.00

Lease Length: 134

Current Rent: £895

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £109,250.00 and borrowing of £81,937.50 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 109,250.00

25% Deposit £27,312.50

SDLT Charge £5,463

Legal Fees £1,000.00

Total Investment £33,775.00

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 £895 per calendar month

Returns Based on Rental Income	£895
Mortgage Payments on £81,937.50 @ 5%	£341.41
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£149.16
Ground Rent	£15.00
Letting Fees	£89.50
Total Monthly Costs	£610.07
Monthly Net Income	£284.93
Annual Net Income	£3,419.21
Net Return	10.12%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,629.21**
Adjusted To

Net Return **4.82%**

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

Annual Net Income **£1,960.46**
Adjusted To

Net Return **5.80%**

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 £117,000.



£117,000

1 bedroom apartment for sale

[+ Add to report](#)

Bodiam Hall, Lower Ford Street, Coventry

NO LONGER ADVERTISED

Marketed from 25 Jun 2025 to 19 Jun 2026 (358 days) by Up Estates, Coventry



£112,500

1 bedroom apartment for sale

[+ Add to report](#)

Lower Ford Street, Coventry, West Midlands

NO LONGER ADVERTISED

SOLD STC

Marketed from 19 Sep 2025 to 30 Jul 2026 (313 days) by Springbok Properties, Nationwide

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

1 bedroom apartment

Bodiam Hall, Lower Ford Street

NO LONGER ADVERTISED

Marketed from 4 Mar 2025 to 6 Mar 2025 (1 days) by Shortland Horne, Coventry

+ Add to report



View details

£925 pcm

1 bedroom apartment

Lowerford Street, Coventry

NO LONGER ADVERTISED

Marketed from 11 May 2026 to 11 May 2026 by Godiva Estates, Coventry

+ Add to report

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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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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