

LET PROPERTY PACK

INVESTMENT INFORMATION

Ranger Walk, Colchester,
CO2

226749840

 www.letproperty.co.uk





Property Description

Our latest listing is in Ranger Walk, Colchester, CO2

Get instant cash flow of **£700** per calendar month with a **8.2%** 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...



Ranger Walk, Colchester,
CO2

226749840



Property Key Features

1 Bedroom

1 Bathroom

Spacious Rooms

Modern Kitchen

Factor Fees: £78.48 PM

Ground Rent: £6.25 PM

Lease Length: 61 years

Current Rent: £700

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Outlay figures based on assumed cash purchase of £102,500.

ASSUMED PURCHASE PRICE

£ 102,500

SDLT Charge	£5,125
Legal Fees	£1,000
Total Investment	£108,625

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 £700 per calendar month

Returns Based on Rental Income	£700
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£78.48
Ground Rent	£6.25
Letting Fees	£70.00
Total Monthly Costs	£169.73
Monthly Net Income	£530.27
Annual Net Income	£6,363.24
Net Return	5.86%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,963**
Adjusted To

Net Return **4.57%**

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 £115,000.



1 bedroom ground floor flat for sale

+ Add to report

Avignon Close, South Colchester

NO LONGER ADVERTISED

SOLD STC

Marketed from 9 Aug 2019 to 4 Mar 2020 (207 days) by Martin & Co, Colchester

£115,000



1 bedroom maisonette for sale

+ Add to report

Cavendish Avenue, Colchester, Essex

NO LONGER ADVERTISED

Marketed from 5 Nov 2019 to 3 Jan 2020 (59 days) by British Homesellers, National

£110,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

1 bedroom flat

+ Add to report

ABBOTTS HEATH

NO LONGER ADVERTISED

Marketed from 20 Mar 2025 to 24 Mar 2025 (4 days) by Gallant Richardson, Colchester



£725 pcm

1 bedroom flat

+ Add to report

Ranger Walk, Abbots Heath, CO2

NO LONGER ADVERTISED






LET AGREED

Marketed from 26 Jun 2024 to 15 Aug 2024 (49 days) by Leaders Lettings, Colchester

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: **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.



Ranger Walk, Colchester, CO2

PROPERTY ID: 226749840

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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