

LET PROPERTY PACK

INVESTMENT INFORMATION

Horsehay Court, Telford,
TF4

227141464

 www.letproperty.co.uk





Property Description

Our latest listing is in Horsehay Court, Telford, TF4

Get instant cash flow of **£750** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£763** which would provide the investor a Gross Yield of **6.1%** 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...



Horsehay Court, Telford,
TF4

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Property Key Features

2 Bedroom

1 Bathroom

Spacious rooms

Close proximity to valuable amenities

Factor Fees: £12.50 pm

Ground Rent: 12.50 pm

Lease Length: 995 years

Current Rent: £750

Market Rent: £763

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 150,000.00

25% Deposit	£37,500.00
SDLT Charge	£8,000
Legal Fees	£1,000.00
Total Investment	£46,500.00

Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 763

Returns Based on Rental Income	£750	£763
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£12.50	
Ground Rent	12.50 pm	
Letting Fees	£75.00	£76.30
Total Monthly Costs	£571.25	£572.55
Monthly Net Income	£178.75	£190.45
Annual Net Income	£2,145.00	£2,285.40
Net Return	4.61%	4.91%

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 **£759.40**
Adjusted To

Net Return **1.63%**

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

Annual Net Income **£35.40**
Adjusted To

Net Return **0.08%**

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 £155,000.



£155,000

2 bedroom flat for sale

+ Add to report

Horsehay Court, Horsehay, Telford, Shropshire, TF4 3PU

NO LONGER ADVERTISED

Marketed from 24 Jun 2025 to 23 Jul 2025 (28 days) by Mannleys Sales & Lettings, Telford



£142,500

2 bedroom apartment for sale

+ Add to report

The Dingle, Doseley, Telford, Telford And Wrekin, TF4 3FA

NO LONGER ADVERTISED

Marketed from 10 Mar 2025 to 9 Jul 2025 (120 days) by Mannleys Sales & Lettings, Telford

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £795 based on the analysis carried out by our letting team at **Let Property Management**.



£795 pcm

2 bedroom semi-detached house

Woodhouse Lane, Telford

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 May 2024 to 14 Jun 2024 (24 days) by Harwood Shropshire Ltd, Broseley

+ Add to report



£765 pcm

2 bedroom house

Great Western Drive, , Horsehay

NO LONGER ADVERTISED

Marketed from 15 Jan 2024 to 17 Jan 2024 (2 days) by GPS Property Ltd, Telford

+ 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.



LETPROPERTY