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## LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Bouverie Court Leeds, LS9 8LB

205063581

( www.letproperty.co.uk

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## **Property** Description

Our latest listing is in Bouverie Court Leeds, LS9 8LB

Get instant cash flow of £1,100 per calendar month with a 8.0% Gross Yield for investors.

This property has a potential to rent for  $\pm 1,150$  which would provide the investor a Gross Yield of 8.4% if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

Don't miss out on this fantastic investment opportunity...

#### **LETPR®PERTY**





#### Bouverie Court Leeds, LS9 8LB

205063581

**Property Key Features** 

2 bedroom

2 bathroom

Modern Kitchen Fittings

Close proximity to valuable amenities

Factor Fees: £0.00 Ground Rent: £250.00 Lease Length: 900 Current Rent: £1,100 Market Rent: £1,150







## Kitchen





## Bedrooms





## Bathroom





## Exterior



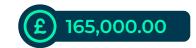






Figures based on assumed purchase price of £165,000.00 and borrowing of £123,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### ASSUMED PURCHASE PRICE

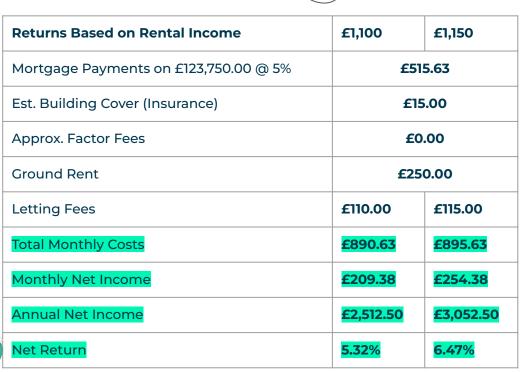


25% Deposit	£41,250.00
SDLT Charge	£4,950
Legal Fees	£1,000.00
Total Investment	£47,200.00

## **Projected** Investment Return



Our industry leading letting agency Let Property Management has an existing relationship with the tenant in situ and can provide advice on achieving full market rent. The monthly rent of this property is currently set at £1,100 per calendar month but the potential market rent is







### Return Stress Test Analysis Report





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

Annual Net Income **£752.50** Adjusted To

Net Return 1.59%

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

Annual Net Income **£3,577.50** Adjusted To

Net Return

**7.58**%

### 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 £170,000.

	2 bedroom apartment for sale Bouverie Court	+ Add to report
	CURRENTLY ADVERTISED SOLD STC	
P	Top floor apartment   Two double bedrooms   Two Balcony   Views t	bathrooms Allocated parking
£170,000	SOLD PRICE HISTORY	
_	20 Nov 2020	£160,000
- Floorplan	22 Jun 2007	£169,99



#### £169,950

2 bedroom flat for sale
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Bouverie Court, Leeds

+ Add to report

#### NO LONGER ADVERTISED

Two Double Bedrooms | Well Presented Apartment | Allocated Parking Space | Close To Motorway Netw...

SOLD PRICE HISTORY	
25 Oct 2013	£95,000
5 Oct 2007	£185.495

### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



£1,250 pcm

2 bedroom apartment Bouverie Court, Leeds

NO LONGER ADVERTISED

Two Double Bedrooms | Top Floor | Secluded development | On site caretaker | Allocated Parking Sp...

Marketed from 13 Sep 2023 to 13 Sep 2023 by The Estate Agency Leeds, Leeds



£1,200 pcm



+ Add to report

+ Add to report

NO LONGER ADVERTISED LET AGREED

Well-presented Apartment | Furnished to a High Standard | Spacious Living Accommodation | Two Dou...

SOLD PRICE HISTORY	
25 Oct 2013	£95,000
5 Oct 2007	£185,495

As this property is currently tenanted, 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.







www.letproperty.co.uk

#### Bouverie Court Leeds, LS9 8LB

205063581

# Interested in this property investment?

# Make an offer or **book a viewing**

# 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.

