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LET PROPERTY PACK

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INVESTMENT INFORMATION

Nelson Close DAVENTRY

205938451

(www.letproperty.co.uk





Property Description

Our latest listing is in Nelson Close DAVENTRY NN11

Get instant cash flow of £750 per calendar month with a 4.7% Gross Yield for investors.

This property has a potential to rent for £1,150 which would provide the investor a Gross Yield of 7.3% 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





Nelson Close DAVENTRY

205938451

3 bedrooms Factor 1 bathroom Ground Three Piece Bathroom Lease L

Property Key Features

Front and Back Garden Space

Factor Fees: £0 Ground Rent: TBC Lease Length: TBC Current Rent: £750 Market Rent: £1,150









Kitchen





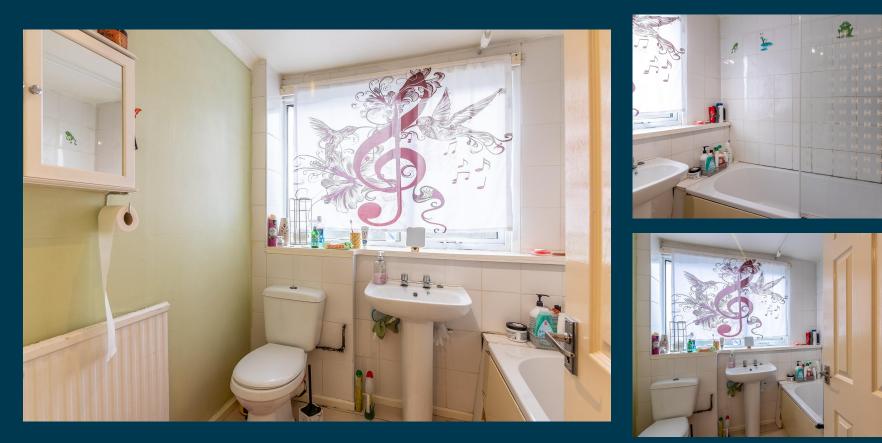
Bedrooms





Bathroom





Exterior







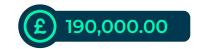






Figures based on assumed purchase price of £190,000.00 and borrowing of £142,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

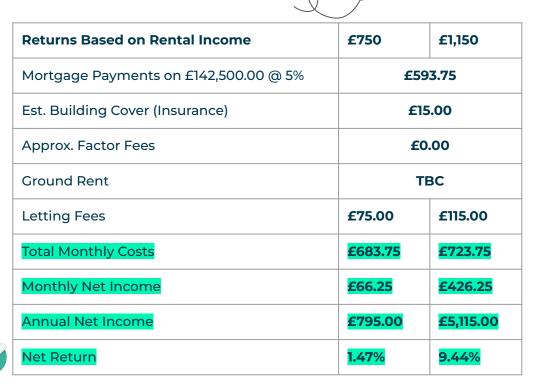


25% Deposit	£47,500.00
SDLT Charge	£5,700
Legal Fees	£1,000.00
Total Investment	£54,200.00

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 £750 per calendar month but the potential market rent is \bigcirc





1.150

Return Stress Test Analysis Report





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

Annual Net Income **£2,815.00** Adjusted To

Net Return 5.19%

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

Annual Net Income **£2,265.00** Adjusted To

Net Return

4.18%

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 £279,950.

	3 bedroom semi-detached house for sale Norton Road, DAVENTRY, Northamptonshire, NN11	+ Add to report
	NO LONGER ADVERTISED SOLD STC	
	Very Well Presented Close to Town Centre Two Reception Rooms Three Bedrooms Southerly Fac	
£279,950	SOLD PRICE HISTORY	
_	7 Sep 2022	£279,950
E Floorplan	5 Aug 2013	£160,000
	3 bedroom end of terrace house for sale Admirals Way, Daventry Northamptonshire NO LONGER ADVERTISED SOLD STC	+ Add to report
	Superbly presented throughout Three good size bedrooms Modern open plan kitchen/diner with bu	
£215,000	SOLD PRICE HISTORY	
-	18 Nov 2022	£212,500
E Floorplan	22 Feb 2019	£159,950
	25 May 2011	£96,000
	l)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,550 based on the analysis carried out by our letting team at **Let Property Management**.



£1,550 pcm



Brington Road, Flore, NN7

CURRENTLY ADVERTISED

Strictly No Dogs, However, Cats Are Welcome | Secluded Detached Cottage | Three Double Bedrooms |...

Marketed from 16 Apr 2024 by Richard Greener, Northampton



£1,500 pcm

3 bedroom semi-detached house

Tathams Cottage, Little Everdon, Daventry, Northamptonshire, NN11

NO LONGER ADVERTISED UNDER OFFER

Idyllic 3 bedroomed cottage in the picturesque and quiet hamlet of Little Everdon. Daventry 6 mil...

Marketed from 11 Oct 2022 to 11 Oct 2022 by Mather Jamie Limited, Loughborough



+ Add to report

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

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.



Payment history: On time for length of tenancy

Current term of tenancy: 5 years+







Nelson Close DAVENTRY NN11

20593845

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.

