

LET PROPERTY PACK

INVESTMENT INFORMATION

Nelson Close DAVENTRY
NN11

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...



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NN11

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Property Key Features

3 bedrooms

1 bathroom

Three Piece Bathroom

Front and Back Garden Space

Factor Fees: £0

Ground Rent: TBC

Lease Length: TBC

Current Rent: £750

Market Rent: £1,150

Lounge



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

£ 190,000.00

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

Projected Investment Return



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

£ 1,150

Returns Based on Rental Income	£750	£1,150
Mortgage Payments on £142,500.00 @ 5%	£593.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	TBC	
Letting Fees	£75.00	£115.00
Total Monthly Costs	£683.75	£723.75
Monthly Net Income	£66.25	£426.25
Annual Net Income	£795.00	£5,115.00
Net Return	1.47%	9.44%

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.



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.



£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...

SOLD PRICE HISTORY

7 Sep 2022	£279,950
5 Aug 2013	£160,000



£215,000



3 bedroom end of terrace house for sale
Admirals Way, Daventry Northamptonshire

+ Add to report

NO LONGER ADVERTISED SOLD STC

Superbly presented throughout | Three good size bedrooms | Modern open plan kitchen/diner with bu...

SOLD PRICE HISTORY

18 Nov 2022	£212,500
22 Feb 2019	£159,950
25 May 2011	£96,000

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

3 bedroom cottage

Brington Road, Flore, NN7

+ Add to report

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

+ Add to report

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

Current Tenant Profile



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: **5 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?

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.



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