

LET PROPERTY PACK

INVESTMENT INFORMATION

Walsingham Close
Bedford, MK42

203879125

 www.letproperty.co.uk





Property Description

Our latest listing is in Walsingham Close Bedford, MK42

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **8.3%** 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...



Walsingham Close
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Property Key Features

1 bedroom

1 Bathroom

Open Plan Lounge

Good Condition

Factor Fees: £0

Ground Rent: TBC

Lease Length: TBC

Current Rent: VACANT

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £145,000.00 and borrowing of £108,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 145,000.00

| | |
|------------------|------------|
| 25% Deposit | £36,250.00 |
| SDLT Charge | £4,350 |
| Legal Fees | £1,000.00 |
| Total Investment | £41,600.00 |

Projected Investment Return



The potential market rent per calendar month of this property is currently set at

£1,000



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.



| | |
|---------------------------------------|------------------|
| Returns Based on Rental Income | £1,000 |
| Mortgage Payments on £108,750.00 @ 5% | £453.13 |
| Est. Building Cover (Insurance) | £15.00 |
| Approx. Factor Fees | £0.00 |
| Ground Rent | TBC |
| Letting Fees | £100.00 |
| Total Monthly Costs | £568.13 |
| Monthly Net Income | £431.88 |
| Annual Net Income | £5,182.50 |
| Net Return | 12.46% |

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,182.50**
Adjusted To

Net Return **7.65%**

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

Annual Net Income **£3,007.50**
Adjusted To

Net Return **7.23%**

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 £180,000.



£180,000



2 bedroom apartment for sale

Walsingham Close, Bedford

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Two Double Bedrooms | First Floor Apartment | Communal Garden | Chain Free | Allocated Parking | ...

SOLD PRICE HISTORY

| | |
|-------------|----------|
| 24 Feb 2023 | £180,000 |
| 17 Mar 2021 | £154,000 |
| 24 Mar 2016 | £134,000 |

Marketed from 28 Oct 2022 to 10 Mar 2023 (132 days) by William H. Brown, Bedford



£160,000



1 bedroom apartment for sale

Walsingham Close, BEDFORD

+ Add to report

NO LONGER ADVERTISED

One Double Bedroom | Top Floor Apartment | Open Plan Lounge/Kitchen/Diner | Allocated Parking For...

SOLD PRICE HISTORY

| | |
|-------------|----------|
| 26 May 2017 | £113,000 |
| 22 Jun 2007 | £116,000 |

Marketed from 18 Jan 2023 to 31 Mar 2023 (71 days) by William H. Brown, Bedford

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,475 based on the analysis carried out by our letting team at **Let Property Management**.



£1,475 pcm

1 bedroom apartment

St. Peters Street, Bedford, Bedfordshire, MK40

+ Add to report

NO LONGER ADVERTISED

Ideal city centre location | On-site concierge and maintenance | Superfast broadband available | ...

Marketed from 22 Feb 2024 to 22 Feb 2024 by PLATFORM. London



£1,300 pcm

1 bedroom flat

St Michaels Road, Bedford, MK40

+ Add to report

NO LONGER ADVERTISED






No Agent Fees | Students Can Enquire | Property Reference Number: 1448385

Marketed from 27 Jul 2022 to 28 Oct 2022 (92 days) by OpenRent. London

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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**
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.



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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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