

LET PROPERTY PACK

INVESTMENT INFORMATION

Constitution Hill Road,
Poole, BH14

208810175

 www.letproperty.co.uk





Property Description

Our latest listing is in Constitution Hill Road, Poole, BH14

Get instant cash flow of **£5,479** per calendar month with a **9.5%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



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Property Key Features

3 Bedrooms

2 Bathrooms

Modern Lounge and Kitchen

Spacious Rooms

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £5,479

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £695,000.00 and borrowing of £521,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 695,000

25% Deposit	£173,750.00
SDLT Charge	43100
Legal Fees	£1,000.00
Total Investment	£217,850.00

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.



Returns Based on Rental Income	£5,479
Mortgage Payments on £521,250.00 @ 5%	£2,171.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£547.90
Total Monthly Costs	£2,734.78
Monthly Net Income	£2,744
Annual Net Income	£32,931
Net Return	15.12%

Return **Stress Test** Analysis Report



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

Annual Net Income **£21,973**
Adjusted To

Net Return **10.09%**

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

Annual Net Income **£22,506**
Adjusted To

Net Return **10.33%**

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 £775,000.



£775,000

3 bedroom detached house for sale

Harbour View Close, Lower Parkstone

+ Add to report

CURRENTLY ADVERTISED SOLD STC

DETACHED FAMILY HOUSE REQUIRING MODERNISATION | ENTRANCE HALLWAY & CLOAKROOM | LOUNGE & SEPARATE ...

Marketed from 24 May 2024 by Wilson Thomas Limited, Poole



£535,000

3 bedroom detached house for sale

Constitution Hill Road, Lower Parkstone

+ Add to report

NO LONGER ADVERTISED SOLD STC

THREE DOUBLE BEDROOMS | DETACHED HOUSE | LARGE REAR GARDEN | AMPLE OFF ROAD PARKING | GOOD SCHOOL...

SOLD PRICE HISTORY

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,250 based on the analysis carried out by our letting team at **Let Property Management**.



£2,250 pcm

3 bedroom detached house

Hatherden Avenue, Lower Parkstone

+ Add to report

NO LONGER ADVERTISED LET AGREED

Lower Parkstone | Three Double Bedrooms | Large Rear Garden | Substantial Family Home | New kitc...

Marketed from 25 Jan 2024 to 18 Mar 2024 (52 days) by Martin & Co, Poole



£1,500 pcm

3 bedroom maisonette

Harbour View Road, Lower Parkstone

+ Add to report

NO LONGER ADVERTISED LET AGREED

Spacious Three Bedroom Maisonette | Two Reception Rooms | Downstairs W/C | Rear Garden and Balcon...

SOLD PRICE HISTORY

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**

 Current term of tenancy: **2 years**

 Standard Tenancy Agreement In Place: **YES**

 Payment history: **On time for length of tenancy**

 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.



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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.



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