

LET PROPERTY PACK

INVESTMENT INFORMATION

Oak Hill Crescent Surbiton,
KT6 6DP

209123525

 www.letproperty.co.uk





Property Description

Our latest listing is in Oak Hill Crescent Surbiton, KT6 6DP

This property has a potential to rent for **£1,579** which would provide the investor a Gross Yield of **4.0%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Oak Hill Crescent
Surbiton, KT6 6DP

209123525



Property Key Features

2 bedroom

2 bathroom

Spacious Lounge

Easy access to local amenities

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Market Rent: £1,579

Lounge



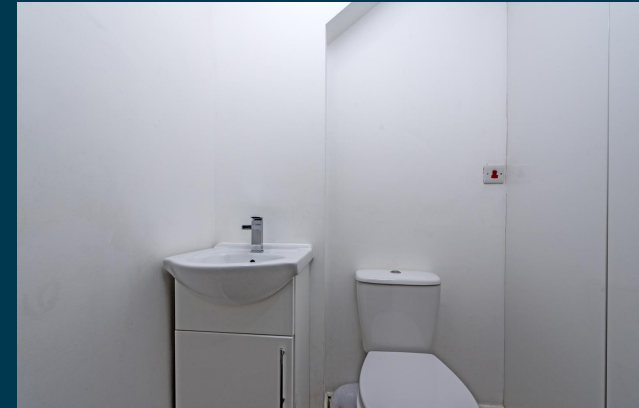
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £477,000.00 and borrowing of £357,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 477,000.00

25% Deposit	£119,250.00
SDLT Charge	£25,660
Legal Fees	£1,000.00
Total Investment	£145,910.00

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	£1,579
Mortgage Payments on £357,750.00 @ 5%	£1,490.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	FREEHOLD
Letting Fees	£157.90
Total Monthly Costs	£1,663.53
Monthly Net Income	-£84.53
Annual Net Income	-£1,014.30
Net Return	-0.70%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£4,172.30**
Adjusted To

Net Return **-2.86%**

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

Annual Net Income **-£8,169.30**
Adjusted To

Net Return **-5.60%**

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 £700,000.



£700,000

2 bedroom flat for sale

Oak Hill Road, Surbiton

CURRENTLY ADVERTISED

Ready To Move In! | Impeccably Finished | Very High Specification | Close to Surbiton Station | A...

Marketed from 8 Mar 2024 by Dexters, New Homes West London

+ Add to report



£700,000

2 bedroom apartment for sale

Oak Hill Road, Surbiton, KT6

CURRENTLY ADVERTISED

A superb two bedroom apartment situated on Oak Hill Road a lovely peaceful and location in Centra...

Marketed from 25 Oct 2023 by Winkworth, Surbiton

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,950 based on the analysis carried out by our letting team at **Let Property Management**.



£2,950 pcm

2 bedroom flat

Beauchlere House, Surbiton, KT6

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1834350

Marketed from 15 Sep 2023 to 18 Dec 2023 (93 days) by OpenRent, London



£2,650 pcm

2 bedroom flat

Chestnut Court, Penner's Gardens, Surbiton, KT6

+ Add to report

NO LONGER ADVERTISED LET AGREED

EPC Rating C | Council Tax Band E | Gated Development | Allocated Parking | Close to Station | Pa...

SOLD PRICE HISTORY

30 Apr 1999

£215,000







Floorplan

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.



 www.letproperty.co.uk

Oak Hill Crescent Surbiton, KT6 6DP

209123525

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.



LETPROPERTY