

LET PROPERTY PACK

INVESTMENT INFORMATION

Cameron Road Croydon,
CR0 2SR

205791248

 www.letproperty.co.uk





Property Description

Our latest listing is in Cameron Road Croydon, CR0 2SR

Get instant cash flow of **£950** per calendar month with a **7.5%** Gross Yield for investors.

This property has a potential to rent for **£1,207** which would provide the investor a Gross Yield of **9.5%** 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...



Cameron Road Croydon,
CR0 2SR

205791248



Property Key Features

1 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £95.00 pm

Ground Rent: TBC

Lease Length: 973 years

Current Rent: £950

Market Rent: £1,207

A photograph of a living room interior. A dark leather sofa is positioned against a light-colored wall, facing a window. A wooden coffee table sits in front of the sofa. To the left, a row of dumbbells and an orange traffic cone are visible on the floor. To the right, a black leather bar stool stands near a small table. The room has a sloped ceiling and a dark rug.



Kitchen



Bedrooms



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 153,000.00

SDLT Charge £8,210

Legal Fees £1,000

Total Investment £162,210

Projected Investment Return



The monthly rent of this property is currently set at £950 per calendar month but the potential market rent is

£ 1,207



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£950	£1,207
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£95.00	
Ground Rent	TBC	
Letting Fees	£95.00	£120.70
Total Monthly Costs	£205.00	£230.70
Monthly Net Income	£745.00	£976.30
Annual Net Income	£8,940.00	£11,715.60
Net Return	5.51%	7.22%

Return **Stress Test** Analysis Report



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

Annual Net Income **£9,302**
Adjusted To

Net Return **5.73%**

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 £250,000.



£250,000

1 bedroom ground floor flat for sale

Cameron Road, Croydon, CR0 2SR

+ Add to report

NO LONGER ADVERTISED

Please Quote WD0026 When Enquiring About This Property | Bright One Bedroom Ground Floor Flat | P...

Marketed from 30 May 2022 to 20 Jun 2022 (20 days) by eXp UK, London



£250,000

1 bedroom flat for sale

Cameron Road, Croydon, CR0

+ Add to report

NO LONGER ADVERTISED



Fantastic 1 bedroom apartment | Refurbished to an excellent standard | Generous reception room | ...

Marketed from 1 Nov 2019 to 12 Feb 2020 (102 days) by Foxtons, Croydon

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,800 based on the analysis carried out by our letting team at **Let Property Management**.

	<div>2 bedroom apartment</div> <div>Cameron Road, Croydon, CR0</div> <div><div>NO LONGER ADVERTISED</div><div>LET AGREED</div></div> <div>Property Ref No: 100866 3D tour on PropertyLoop Website Talk with a Local expert on PropertyL...</div>	<div>+ Add to report</div>
<div>£1,800 pcm</div>	<div>Marketed from 25 Oct 2023 to 21 Dec 2023 (56 days) by PropertyLoop, London</div>	
	<div>2 bedroom flat</div> <div>Cameron Road, Croydon</div> <div><div>CURRENTLY ADVERTISED</div><div>LET AGREED</div></div> <div>Water is included Two Double Bedroom Large Living Area Off Street Parking Double Glazed...</div>	<div>+ Add to report</div>
<div>£1,600 pcm</div>	<div>Marketed from 30 Jul 2024 by Barnard Marcus Lettings, Thornton Heath Lettings</div>	

Current Tenant Profile



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: **5 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.



www.letproperty.co.uk

Cameron Road Croydon, CR0 2SR

PROPERTY ID: 12345678

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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