

LET PROPERTY PACK

INVESTMENT INFORMATION

The Knoll, Malmesbury,
SN16

209375648

 www.letproperty.co.uk





Property Description

Our latest listing is in The Knoll, Malmesbury, SN16

This property has a potential to rent for **£2,500** which would provide the investor a Gross Yield of **4.4%** if the rent was increased to market rate.

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...



The Knoll, Malmesbury,
SN16

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Property Key Features

3 Bedrooms

2 Bathrooms

Rear Garden Space

Driveway

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length: £0.00

Market Rent: £2,500

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £675,000.00 and borrowing of £506,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 675,000

25% Deposit	£168,750.00
SDLT Charge	41500
Legal Fees	£1,000.00
Total Investment	£211,250.00

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	£2,500
Mortgage Payments on £506,250.00 @ 5%	£2,109.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	£0.00
Letting Fees	£250.00
Total Monthly Costs	£2,374.38
Monthly Net Income	£126
Annual Net Income	£1,508
Net Return	0.71%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£3,493**

Net Return **-1.65%**

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

Annual Net Income Adjusted To **-£8,618**

Net Return **-4.08%**

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 £695,000.



£695,000

3 bedroom semi-detached house for sale

The Knoll, Malmesbury, Wiltshire, SN16

+ Add to report

NO LONGER ADVERTISED

Entrance Porch | Cloakroom | Dining Hall | Drawing Room | Kitchen Breakfast Room | 3 Bedrooms | B...

SOLD PRICE HISTORY



£600,000

3 bedroom town house for sale

The Knoll, Malmesbury

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Wing of a Large Victorian Home | Exceptional Ceiling Height & Spacious Rooms | Living Room & Dini...

SOLD PRICE HISTORY

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,500 based on the analysis carried out by our letting team at **Let Property Management**.



£2,500 pcm

3 bedroom detached house

Cowbridge, Malmesbury

NO LONGER ADVERTISED

LET AGREED

+ Add to report

STUNNING DETACHED BARN CONVERSION | 3 BEDROOMS | LARGE ATTRACTIVE GARDEN | GREAT OUTDOOR ENTERTAI...

Marketed from 17 Mar 2021 to 25 May 2021 (69 days) by Maison Let Ltd, MALMESBURY



£1,395 pcm

3 bedroom end of terrace house

Burton Hill Malmesbury SN16 0FH

NO LONGER ADVERTISED

+ Add to report






sitting room | kitchen | three bedrooms | en suite and family bathroom | large corner garden | of...

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: **NO**
-  Standard Tenancy Agreement In Place: **NO**
-  Fully compliant tenancy: **NO**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **VACANT**
-  Payment history: **N/A**

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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