

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Abercromby Avenue, High  
Wycombe, HP12

209099689

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Abercromby Avenue, High Wycombe, HP12

Get instant cash flow of **£1,000** per calendar month with a **5.5%** Gross Yield for investors.

This property has a potential to rent for **£1,057** which would provide the investor a Gross Yield of **5.8%** 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 be a rewarding addition to an investor portfolio.**

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



Abercromby Avenue,  
High Wycombe, HP12

209099689



## Property Key Features

**2 bedroom**

**1 bathroom**

**Spacious Lounge**

**Parking Spaces Available**

**Factor Fees: £70.83**

**Ground Rent: £200.00**

**Lease Length: 125 years**

**Current Rent: £1,000**

**Market Rent: £1,057**



# Lounge



# Kitchen





# Bedrooms



# Exterior





Figures based on assumed purchase price of £219,000.00 and borrowing of £164,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 219,000.00

25% Deposit	£54,750.00
SDLT Charge	£6,570
Legal Fees	£1,000.00
Total Investment	£62,320.00



# Projected Investment Return



The monthly rent of this property is currently set at £1,000 per calendar month but the potential market rent is

£ 1,057

Returns Based on Rental Income	£1,000	£1,057
Mortgage Payments on £164,250.00 @ 5%	£684.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£70.83	
Ground Rent	£200.00	
Letting Fees	£100.00	£105.70
<b>Total Monthly Costs</b>	<b>£1,070.21</b>	<b>£1,075.91</b>
<b>Monthly Net Income</b>	<b>-£70.20</b>	<b>-£18.91</b>
<b>Annual Net Income</b>	<b>-£842.46</b>	<b>-£226.86</b>
<b>Net Return</b>	<b>-1.35%</b>	<b>-0.36%</b>

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.



# Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£2,340.86**

Net Return **-3.76%**

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

Annual Net Income Adjusted To **-£1,111.86**

Net Return **-1.78%**

# 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 £185,000.



£185,000

## 2 bedroom flat for sale

High Wycombe, Buckinghamshire, HP12

+ Add to report

NO LONGER ADVERTISED

Leasehold Term 189 years from 29/09/1985 | Complete onward chain | £750 p/annum service charge, n...

Marketed from 7 May 2024 to 1 Jul 2024 (54 days) by Chancellors, High Wycombe



£170,000

## 2 bedroom flat for sale

High Wycombe, Buckinghamshire, HP12

+ Add to report

NO LONGER ADVERTISED

Two Bedrooms | Reception Room | Bathroom | Fitted Kitchen | Allocated Parking | Lease 99 years fr...

Marketed from 7 Dec 2018 to 22 Feb 2019 (77 days) by Chancellors, High Wycombe



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



£1,250 pcm

## 2 bedroom apartment

Eaton Avenue, High Wycombe

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Nov 2023 to 13 Dec 2023 (23 days) by Cameron Estate Agents, Uxbridge

+ Add to report



£1,200 pcm

## 2 bedroom apartment

Wye Gardens

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Jul 2023 to 24 Jul 2023 (7 days) by Romans, High Wycombe

+ Add to report

# 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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