

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Dunton Green, Sevenoaks,  
TN14

209664210

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





## Property Description

Our latest listing is in Dunton Green, Sevenoaks, TN14

Get instant cash flow of **£1,600** per calendar month with a **4.4%** Gross Yield for investors.

**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 make for a rewarding addition to an investors portfolio.**

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



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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Lounge**

**Modern Kitchen**

**Factor Fees: £250.00 per month**

**Ground Rent: £400 per year**

**Lease Length: 200 yrs**

**Current Rent: £1,600**



# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior





Figures based on assumed purchase price of £437,000.00 and borrowing of £327,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 437,000.00

25% Deposit	£109,250.00
SDLT Charge	£22,460
Legal Fees	£1,000.00
Total Investment	£132,710.00

# Projected Investment Return

The monthly rent of this property is currently set at £1,600 per calendar month

£ 1,600



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.



<b>Returns Based on Rental Income</b>	<b>£1,600</b>
Mortgage Payments on £327,750.00 @ 5%	<b>£1,365.63</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£250.00</b>
Ground Rent	<b>£400 per yr</b>
Letting Fees	<b>£160.00</b>
<b>Total Monthly Costs</b>	<b>£1,790.63</b>
<b>Monthly Net Income</b>	<b>-£190.63</b>
<b>Annual Net Income</b>	<b>-£2,287.50</b>
<b>Net Return</b>	<b>-1.72%</b>



# Return **Stress Test** Analysis Report



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

Annual Net Income      **-£5,487.50**  
Adjusted To

Net Return                      **-4.13%**

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

Annual Net Income      **-£8,842.50**  
Adjusted To

Net Return                      **-6.66%**

# 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 £450,000.



£450,000

## 2 bedroom ground floor flat for sale

Eden Road, Dunton Green, Sevenoaks, Kent

NO LONGER ADVERTISED **SOLD STC**

Sold by Wards | Stunning ground floor apartment with beautiful interior design | Private gated un...

Marketed from 16 Aug 2023 to 4 May 2024 (261 days) by Wards, Eynsford

+ Add to report



£425,000

## 2 bedroom ground floor flat for sale

Eden Road, Dunton Green, Sevenoaks, Kent

**CURRENTLY ADVERTISED**

Stunning upper ground floor flat with beautiful interior design | Private gated underground parkl...

Marketed from 16 Nov 2023 by Wards, Eynsford

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,650 based on the analysis carried out by our letting team at **Let Property Management**.



£1,650 pcm

## 2 bedroom apartment

+ Add to report

Edward Court, Eden Road, Sevenoaks, TN14

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 Oct 2023 to 11 Nov 2023 (23 days) by Leaders Lettings, Sevenoaks



£1,600 pcm

## 2 bedroom flat

+ Add to report

Sevenoaks, TN14

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Oct 2023 to 18 Oct 2023 (7 days) by Howsy, London



# 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**

 Standard Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **Moved in within the last 2 years**

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

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.



**LETPROPERTY**