

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Alexandra Road,  
Grantham, NG31 7AW

210261148

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





## Property Description

Our latest listing is in Alexandra Road, Grantham, NG31 7AW

Get instant cash flow of **£435** per calendar month with a **7.9%** Gross Yield for investors.

This property has a potential to rent for **£550** which would provide the investor a Gross Yield of **10.0%** if the rent was increased to market rate.

**With great potential returns and located within a prime rental location in Grantham, it will make for a reliable long term investment for an investor.**

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



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## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Has Backyard Space.**

**Spacious Room**

**Factor Fees: TBC**

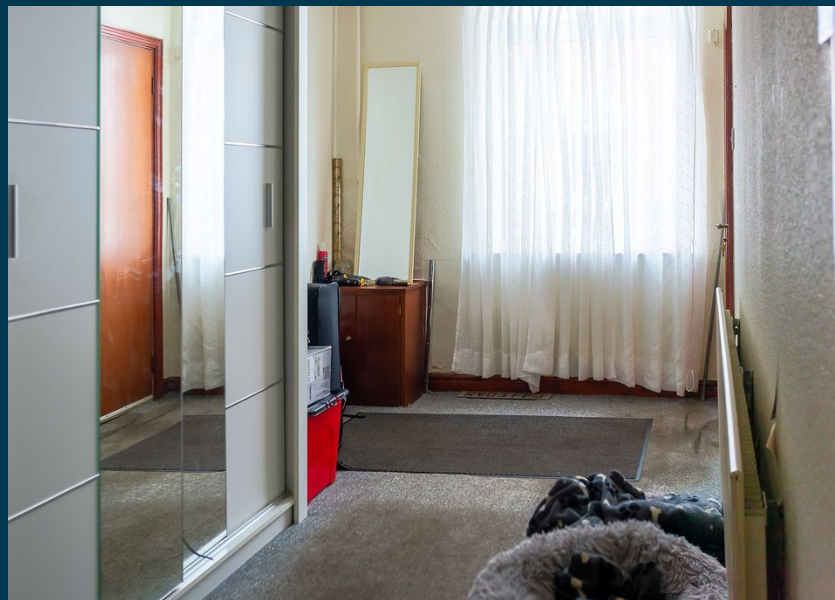
**Ground Rent: TBC**

**Lease Length: TBC**

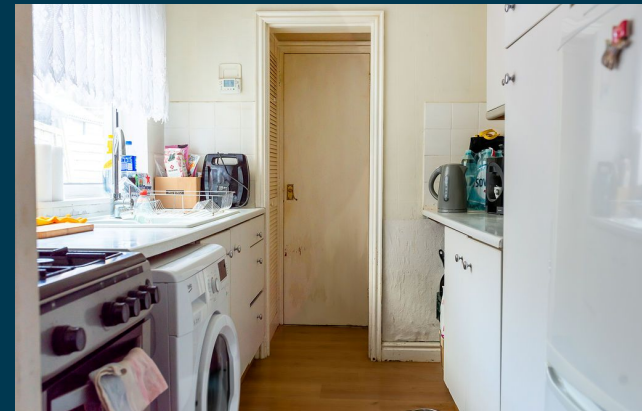
**Current Rent: £435**

**Market Rent: £550**

# Lounge



# Kitchen



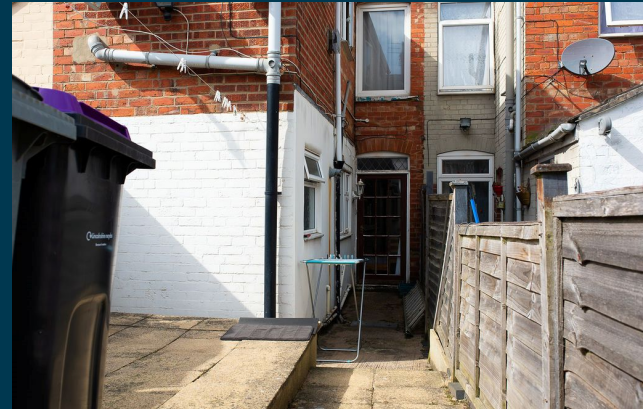
# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £66,000.00 and borrowing of £49,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 66,000.00

25% Deposit	£16,500.00
SDLT Charge	£1,980
Legal Fees	£1,000.00
Total Investment	£19,480.00

# Projected Investment Return



The monthly rent of this property is currently set at £435 per calendar month but the potential market rent is

£ 550

Returns Based on Rental Income	£435	£550
Mortgage Payments on £49,500.00 @ 5%	£206.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£43.50	£55.00
<b>Total Monthly Costs</b>	<b>£264.75</b>	<b>£276.25</b>
<b>Monthly Net Income</b>	<b>£170.25</b>	<b>£273.75</b>
<b>Annual Net Income</b>	<b>£2,043.00</b>	<b>£3,285.00</b>
<b>Net Return</b>	<b>10.49%</b>	<b>16.86%</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      **£2,185.00**  
Adjusted To

Net Return                      **11.22%**

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


Annual Net Income      **£2,295.00**  
Adjusted To

Net Return                      **11.78%**

# 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 £165,000.




**1 bedroom apartment for sale** [+ Add to report](#)


Martin Court, St. Catherines Road, Grantham

**NO LONGER ADVERTISED**

Marketed from 31 Aug 2021 to 5 Oct 2021 (35 days) by McCarthy & Stone Resales, Bournemouth

Homeowners' lounge - with audio visual equipment and Wi-Fi | Roof Terrace | House Manager on site...

 Floor plan: [View](#)




**1 bedroom apartment for sale** [+ Add to report](#)

Alexandra Road, Grantham, Lincolnshire, NG31

**NO LONGER ADVERTISED** **UNDER OFFER**

Marketed from 10 May 2022 to 29 Sep 2022 (141 days) by Winkworth, Grantham

This is a one bedroom flat, located within walking distance of Grantham town centre. The property...

 Sold price history: [View](#)

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £600 based on the analysis carried out by our letting team at **Let Property Management**.



£600 pcm

1 bedroom apartment

+ Add to report

Cambridge Street, Grantham, NG31

NO LONGER ADVERTISED

Marketed from 5 Aug 2024 to 20 Aug 2024 (14 days) by Winkworth, Grantham

Winkworth would like to offer this ground floor one bedroom flat with garden for rent. It is walk...



£600 pcm

1 bedroom apartment

+ Add to report

Belvoir Court, Bottesford

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Jul 2024 to 1 Aug 2024 (3 days) by Bairstow Eves Lettings, Nottingham

Available July | One Bedroom Apartment | Unfurnished | Off Street Parking | Popular Location | Ca...

Sold price history:

[View](#)

# 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**