

LET PROPERTY PACK

INVESTMENT INFORMATION

Watkin Road, Leicester,
LE2 7AH

210832066

 www.letproperty.co.uk





Property Description

Our latest listing is in Watkin Road, Leicester, LE2 7AH

Get instant cash flow of **£1,250** per calendar month with a **8.4%** 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

2 Bathrooms

Spacious Lounge

Modern Kitchen

Factor Fees: £297.00 PM

Ground Rent: £21.00 PM

Lease Length: 133 years

Current Rent: £1,250

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £178,000.00 and borrowing of £133,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 178,000.00

25% Deposit	£44,500.00
SDLT Charge	£9,960
Legal Fees	£1,000.00
Total Investment	£55,460.00

Projected Investment Return



The monthly rent of this property is currently set at £1,250 per calendar month.



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



Returns Based on Rental Income	£1,250
Mortgage Payments on £133,500.00 @ 5%	£556.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£297.00
Ground Rent	£21.00
Letting Fees	£125.00
Total Monthly Costs	£1,014.25
Monthly Net Income	£235.75
Annual Net Income	£2,829.00
Net Return	5.10%

Return **Stress Test** Analysis Report



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

Annual Net Income **£329.00**
Adjusted To

Net Return **0.59%**

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



Annual Net Income **£411.00**
Adjusted To

Net Return **0.74%**

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 £199,950.

 £199,950	<h3>2 bedroom apartment for sale</h3> <p>Watkin Road, Leicester, LE2</p> <p>NO LONGER ADVERTISED SOLD STC</p> <p>Marketed from 13 Apr 2022 to 27 Jul 2022 (104 days) by Hortons, Leicester</p> <p>Duplex Penthouse Apartment Two Bedrooms Wrap Around Balcony Master Bed With En suite Open...</p> + Add to report
 £190,000	<h3>2 bedroom flat for sale</h3> <p>Watkin Road, Leicester</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 27 Jan 2023 to 1 Feb 2023 (4 days) by haart, Leicester</p> <p>Two Double Bedrooms Duplex Apartment Fantastic Location Investment Opportunity FTB Two ...</p> + Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,495 based on the analysis carried out by our letting team at **Let Property Management**.



£1,495 pcm

2 bedroom detached house

Watkin Road, Leicester

NO LONGER ADVERTISED

Marketed from 15 Jan 2025 to 15 Jan 2025 by haart, Leicester

[+ Add to report](#)



£1,400 pcm

2 bedroom maisonette

Watkin Road, Leicester, LE2

NO LONGER ADVERTISED

Marketed from 13 Feb 2024 to 8 Mar 2024 (24 days) by OpenRent, London

[+ 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**



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.



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