

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Tuddenham Road, IP4 2SN

208977385

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





## Property Description

Our latest listing is in Tuddenham Road, IP4 2SN

Get instant cash flow of **£620** per calendar month with a **5.4%** Gross Yield for investors.

This property has a potential to rent for **£657** which would provide the investor a Gross Yield of **5.71%** if the rent was increased to market rate.

**With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.**

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



Tuddenham Road, IP4  
2SN

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## Property Key Features

1 bedroom

1 bathroom

Good Condition

Easy access to local amenities

Factor Fees: TBC

Ground Rent: Leasehold

Lease Length: 63

Current Rent: £620

Market Rent: £657

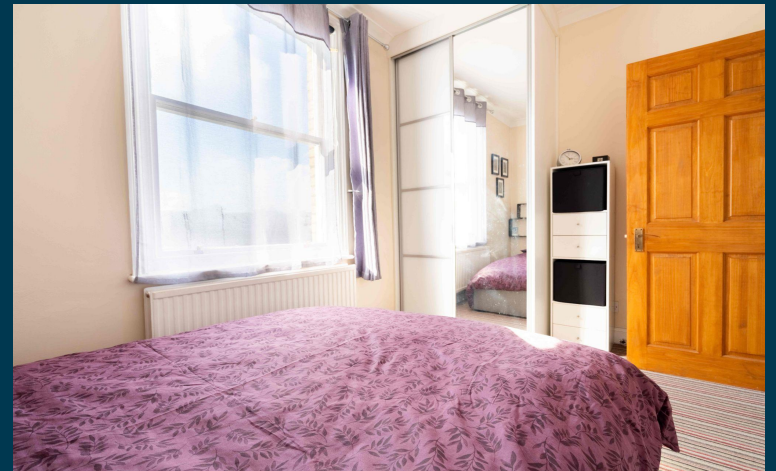
# Lounge



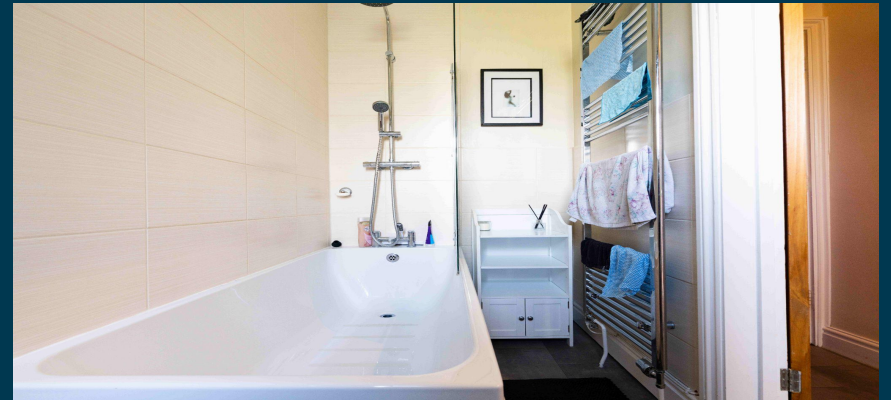
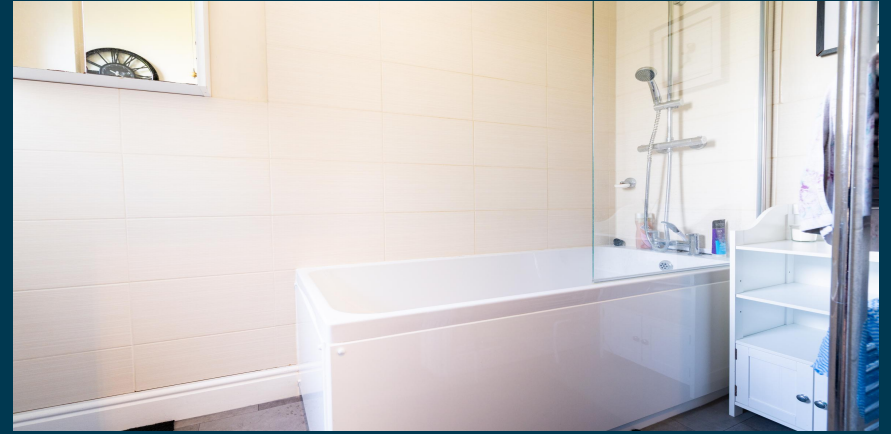
# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £138,000.00 and borrowing of £103,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

**£ 138,000.00**

25% Deposit	<b>£34,500.00</b>
SDLT Charge	<b>£4,140</b>
Legal Fees	<b>£1,000.00</b>
<b>Total Investment</b>	<b>£39,640.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £620 per calendar month but the potential market rent is

£ 657

Returns Based on Rental Income	£620	£657
Mortgage Payments on £103,500.00 @ 5%	£431.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Leasehold	
Letting Fees	£62.00	£65.70
<b>Total Monthly Costs</b>	<b>£508.25</b>	<b>£511.95</b>
<b>Monthly Net Income</b>	<b>£111.75</b>	<b>£145.05</b>
<b>Annual Net Income</b>	<b>£1,341.00</b>	<b>£1,740.60</b>
<b>Net Return</b>	<b>3.38%</b>	<b>4.39%</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      **£426.60**  
Adjusted To

Net Return                      **1.08%**

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

Annual Net Income      **-£329.40**  
Adjusted To

Net Return                      **-0.83%**

# 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 £140,000.



**1 bedroom apartment for sale**  
Ipswich, Suffolk, IP4

**+ Add to report**

NO LONGER ADVERTISED **SOLD STC**

Opposite Christchurch Park | First Floor Apartment | One Good Size Double Bedroom | 21ft. Open Pla...

**£155,000**

 Floorplan

**SOLD PRICE HISTORY**

24 Oct 2022	£155,000
31 Oct 2017	£122,500
3 Nov 2014	£83,000



**1 bedroom apartment for sale**  
Tuddenham Road, Ipswich, IP4

**+ Add to report**

NO LONGER ADVERTISED **SOLD STC**

Roof terrace and sun room | Communal garden and allocated portion of the cellar for storage | Ide...

**£140,000**


 Floorplan

Marketed from 20 Feb 2023 to 15 Jul 2023 (145 days) by Churchwood Stanley, Manningtree

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



**1 bedroom flat** + Add to report

Constable Road, Ipswich, Suffolk, IP4


**CURRENTLY ADVERTISED** **LET AGREED**

Marketed from 13 Aug 2024 by Pauline Scott Property Management, Martlesham

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PARKING | CLOSE TO TOWN CENTRE | NEWLY RENOVATED

£750 pcm



**1 bedroom flat** + Add to report

Cemetery Road, Ipswich

**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 7 Sep 2023 to 2 Oct 2023 (24 days) by Martin & Co, Ipswich

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£725 pcm

# 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.



**LETPROPERTY**