

LET PROPERTY PACK

INVESTMENT INFORMATION

Brackelsham Close,
Farnborough, GU14

209028473

 www.letproperty.co.uk





Property Description

Our latest listing is in Brackelsham Close, Farnborough, GU14

Get instant cash flow of **£2,150** per calendar month with a **8.3%** 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...



Brackelsham Close,
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Property Key Features

3 Bedrooms

1 Bathroom

Spacious Lounge

Garden Ground Space

Factor Fees: TBC

Ground Rent: TBC

Lease Length: freehold

Current Rent: £2,150

Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £311,000.00 and borrowing of £233,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 311,000.00

25% Deposit	£77,750.00
SDLT Charge	£12,380
Legal Fees	£1,000.00
Total Investment	£91,130.00

Projected Investment Return



The monthly rent of this property is currently set at



£ 2,150

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.



Returns Based on Rental Income	£2,150
Mortgage Payments on £233,250.00 @ 5%	£971.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£215.00
Total Monthly Costs	£1,201.88
Monthly Net Income	£948.13
Annual Net Income	£11,377.50
Net Return	12.48%

Return **Stress Test** Analysis Report



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

Annual Net Income **£7,077.50**
Adjusted To

Net Return **7.77%**

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

Annual Net Income **£6,712.50**
Adjusted To

Net Return **7.37%**

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 £335,000.



£335,000



3 bedroom end of terrace house for sale
Bracklesham Close, Farnborough, Hampshire, GU14

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Three Bedrooms | End of Terrace | Close to Town centre | Close to Mainline Station | Downstairs C...

SOLD PRICE HISTORY	
27 Jan 2023	£335,000
4 Aug 2017	£270,000



£335,000



3 bedroom terraced house for sale
Bracklesham Close, Farnborough, GU14

+ Add to report

NO LONGER ADVERTISED

Three Bedrooms | Sought After Location | Well Presented | Open Plan Living | Recently Refitted Ki...

SOLD PRICE HISTORY	
5 Apr 2002	£118,000
16 Aug 1999	£76,500
15 Nov 1996	£48,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,500 based on the analysis carried out by our letting team at **Let Property Management**.



4 bedroom detached house

+ Add to report

Whitehouse Close, Farnborough, GU14

NO LONGER ADVERTISED

Marketed from 24 Jul 2024 to 29 Jul 2024 (5 days) by Romans, Farnborough



4 bedroom detached house

+ Add to report

Prospect Avenue, Farnborough, GU14

NO LONGER ADVERTISED

LET AGREED






Marketed from 14 Nov 2023 to 7 Feb 2024 (85 days) by Osbornes, Farnborough

£2,350 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**
-  Standard Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **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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