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LET PROPERTY PACK

INVESTMENT INFORMATION

Flowers Way, Luton, LU1

210014102

www.letproperty.co.uk



Property Description

Our latest listing is in Flowers Way, Luton, LU1

Get instant cash flow of £950 per calendar month with a 6.5% Gross Yield for investors.

This property has a potential to rent for £1,000 which would provide the investor a Gross Yield of 6.9% if the rent was increased to market rate.

With a tenant currently situated. A space that has been kept in good condition and a potential rental income that can ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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







Flowers Way, Luton, LU1

210014102

1 Bedroom Fact 1 Bathroom Grou

Property Key Features

Lounge and Kitchen Spacious Room Factor Fees: £1,700/year Ground Rent: £168 Lease Length: 119 Years Current Rent: £950 Market Rent: £1,000

Lounge





Kitchen





Bedrooms





Bathroom





Exterior





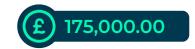
Initial Outlay



Figures based on assumed purchase price of £175,000.00 and borrowing of £131,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.



ASSUMED PURCHASE PRICE



25% Deposit	£43,750.00
SDLT Charge	£5,250
Legal Fees	£1,000
Total Investment	£50,000.00

Projected Investment Return



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. The monthly rent of this property is currently set at £950 per calendar month but the potential market rent is



Returns Based on Rental Income	£950	£1,000	
Mortgage Payments on £131,250.00 @ 5%	£546.88		
Est. Building Cover (Insurance)	£1	£15.00	
Approx. Factor Fees	£]4	£142.00	
Ground Rent	£14.00		
Letting Fees	£95.00	£100.00	
Total Monthly Costs	£812.88	£817.88	



Return Stress Test Analysis Report





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

Annual Net Income **£185.50** Adjusted To

Net Return 0.37%

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

Annual Net Income -£271.50 Adjusted To

Net Return

-0.54%

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 £180,000.00.

1 Comment	1 bedroom house for sale	+ Add to report	
State	Langston Road, Loughton		
Children Ingener and	NO LONGER ADVERTISED		
£180,000	Marketed from 25 Nov 2022 to 19 Dec 2022 (23 days) by RE/MAX Property Hub, Wolverhampton		
	The Landmark is a newly built private development, se	t within a former office building boasting I	
	1 bedroom flat for sale	+ Add to report	
THE PART OF THE PARTY	The Landmark, Flowers Way, Luton LU1		
	NO LONGER ADVERTISED		
No. of Concession, Name	Marketed from 7 Nov 2022 to 23 Feb 2023 (107 days) b	ry easyProperty, Luton	
£180,000	Ideal For Commuters & Professionals Chain Free Cur	rently Tenanted Excellent Rental Yield	

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.

	1 bedroom flat	+ Add to report
	The Landmark, Luton	
	(NO LONGER ADVERTISED)	
£1,000 pcm	Marketed from 10 Oct 2023 to 13 Nov 2023 (33 day	s) by VA Property Sales & Lettings, Luton
	Fully Furnished [Immaculate Presentation] Town Co	entre near to Railway Station White Goods F
	Ø Sold price history:	Vlew
	21/03/2018	£160,000
	O EPC:	View
	(Approx.) Sqft: 334 sq ft Price (c) per se	qft: £3.00
	1 bedroom apartment	+ Add to report
	Park Street West, LUTON	
	NO LONGER ADVERTISED	
£1,000 pcm	Marketed from 26 Aug 2023 to 10 Oct 2023 (44 day	a) by Connella Lettinga, Luton
	FLOOR TO CEILING WINDOWS ***TOP FLU ****STUNNING**	DOR*** ***PENTHOUSE*** *** UNIQUE***

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.

