

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 ensure fantastic returns, this property will make for a rewarding addition to an investor's portfolio.

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



Flowers Way, Luton, LU1

210014102



Property Key Features

1 Bedroom

1 Bathroom

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

£ 175,000.00

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

Projected Investment Return



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

£ 1,000



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	£950	£1,000
Mortgage Payments on £131,250.00 @ 5%	£546.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£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.



£180,000

1 bedroom house for sale

+ Add to report

Langston Road, Loughton

NO LONGER ADVERTISED

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, set within a former office building boasting l...



£180,000

1 bedroom flat for sale

+ Add to report

The Landmark, Flowers Way, Luton LU1

NO LONGER ADVERTISED


Marketed from 7 Nov 2022 to 23 Feb 2023 (107 days) by easyProperty, Luton

Ideal For Commuters & Professionals | Chain Free | Currently 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 **LET AGREED**


Marketed from 10 Oct 2023 to 13 Nov 2023 (33 days) by VA Property Sales & Lettings, Luton

Fully Furnished | Immaculate Presentation | Town Centre near to Railway Station | White Goods | F...

 Sold price history:	View
21/03/2018	£160,000

 EPC:	View
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(Approx.) Sqft: **334 sq ft** Price (€) per sqft: **€3.00**



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

Park Street West, LUTON

NO LONGER ADVERTISED **LET AGREED**

Marketed from 26 Aug 2023 to 10 Oct 2023 (44 days) by Connells Lettings, Luton

FLOOR TO CEILING WINDOWS | ***TOP FLOOR*** | ***PENTHOUSE*** | ***UNIQUE*** | ***STUNNING**_


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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