

LET PROPERTY PACK

INVESTMENT INFORMATION

Appledore Court,
Gamston, NG2 6QR

211084184

 www.letproperty.co.uk





Property Description

Our latest listing is in Appledore Court, Gamston, NG2 6QR

Get instant cash flow of **£925** per calendar month with a **5.5%** Gross Yield for investors.

The property has long term tenants currently situated, currently being rented as an airbnb. For investors looking for a reliable rental income, this is a great addition to their portfolio.

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



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Property Key Features

2 bedroom

1 bathroom

Spacious Lounge

Good Condition

Factor Fees: £58.92

Ground Rent: £167

Lease Length: 125

Current Rent: £925

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £201,000 and borrowing of £150,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 201,000.00

25% Deposit	£50,250.00
SDLT Charge	£6,030
Legal Fees	£1,000.00
Total Investment	£57,280.00

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.



Returns Based on Rental Income	£925
Mortgage Payments on £150,750.00 @ 5%	£628.13
Est. Building Cover (Insurance)	£15
Approx. Factor Fees	£707
Ground Rent	£167
Letting Fees	£92.50
Total Monthly Costs	£1,609.63
Monthly Net Income	-£684.63
Annual Net Income	-£8,215.50
Net Return	-14.34%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£10,408.70**

Net Return **-18.17%**

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

Annual Net Income Adjusted To **-£9,647.70**

Net Return **-16.84%**

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 £185,000.



£185,000

2 bedroom apartment for sale

+ Add to report

Radcliffe Road, Gamston, Nottingham, Nottinghamshire, NG2

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 Jan 2024 to 22 Sep 2024 (249 days) by Rex Gooding, West Bridgford



£180,000

2 bedroom apartment for sale

+ Add to report

Stavelly Way, Gamston, Nottinghamshire, NG2 6QR

CURRENTLY ADVERTISED

SOLD STC

Marketed from 29 Aug 2024 by HoldenCopley, West Bridgford

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

2 bedroom flat

+ Add to report

Caudale Court, Gamston, NG2

NO LONGER ADVERTISED

Marketed from 23 Aug 2024 to 7 Oct 2024 (44 days) by haart, Nottingham



£975 pcm

2 bedroom apartment

+ Add to report

Caudale Court, Gamston, NG2

NO LONGER ADVERTISED






LET AGREED

Marketed from 24 Jan 2024 to 9 Feb 2024 (15 days) by FHP Living, Nottingham

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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