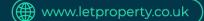


LET PROPERTY PACK

INVESTMENT INFORMATION

Purbeck Road, Chatham, ME4

211964341











Property Description

Our latest listing is in Purbeck Road, Chatham, ME4

Get instant cash flow of £895 per calendar month with a 6.4% Gross Yield for investors.

This property has a potential to rent for £1,185 which would provide the investor a Gross Yield of 8.5% if the rent was increased to market rate.

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 be a rewarding addition to an investor portfolio.

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







Purbeck Road, Chatham, ME4



2 bedroom

1 bathroom

Spacious Room

Garden Ground Space

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 60 years

Current Rent: £895

Market Rent: £1,185

Lounge









Kitchen







Bedrooms







Bathroom







Exterior







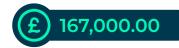
Initial Outlay





Figures based on assumed purchase price of £167,000.00 and borrowing of £125,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£41,750.00**

SDLT Charge £5,010

Legal Fees £1,000.00

Total Investment £47,760.00

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 £895 per calendar month but the potential market rent is

(上)	1,185
	•

Returns Based on Rental Income	£895	£1,185
Mortgage Payments on £125,250.00 @ 5%	£521.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£89.50	£118.50
Total Monthly Costs	£626.38	£655.38
Monthly Net Income	£268.63	£529.63
Annual Net Income	£3,223.50	£6,355.50
Net Return	6.75%	13.31%

Return Stress Test Analysis Report





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

Annual Net Income

£3,985.50

Adjusted To

Net Return

8.34%

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

Annual Net Income

£3,850.50

Adjusted To

Net Return

8.06%

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 £173,000.



2 bedroom apartment for sale

+ Add to report

Balfour Road, Chatham, ME4

NO LONGER ADVERTISED

SOLD STC

Marketed from 13 Sep 2021 to 4 Aug 2022 (324 days) by Purplebricks, covering Medway



1 bedroom flat for sale

+ Add to report

£165,000

Purbeck Road, Chatham

NO LONGER ADVERTISED

Marketed from 4 Nov 2022 to 23 Nov 2022 (18 days) by Red Door Homes, Rochester

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property**Management.



2 bedroom flat

+ Add to report

Charlesworth House, Balfour Road, Chatham, Kent, ME4

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Jun 2024 to 4 Sep 2024 (67 days) by Rochester Lettings, Rochester



£1,150 pcm

2 bedroom flat

+ Add to report

Maidstone Road, Chatham, ME4

NO LONGER ADVERTISED

Marketed from 17 Sep 2024 to 20 Sep 2024 (3 days) by OpenRent, London

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: Moved in within the last 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.





Interested in this property investment?

Call us on **0141 478 0985**



Purbeck Road, Chatham, ME4



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.