

LET PROPERTY PACK

INVESTMENT INFORMATION

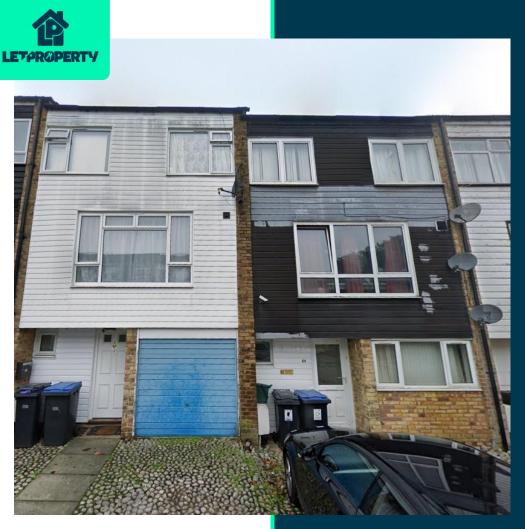
Morley Grove, Harlow CM20

211749373









Property Description

Our latest listing is in Morley Grove, Harlow CM20

Get instant cash flow of £3,275 per calendar month with a 8.7% Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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









Property Key Features

6 Bedrooms

3 Bathrooms

Good Condition

Loft Room

Factor Fees: £71.67

Ground Rent: £0.00

Lease Length: Freehold

Current Rent: £3,275

Morley Grove, Harlow CM20

211749373

Bedrooms









Bathroom





Exterior







Initial Outlay





Figures based on assumed purchase price of £450,000.00 and borrowing of £337,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£112,500.00**

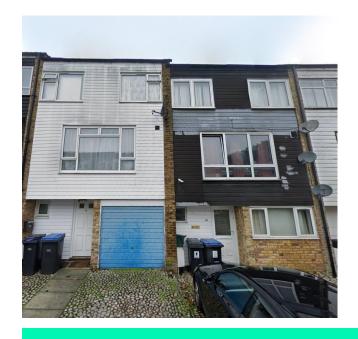
SDLT Charge 23500

Legal Fees £1,000.00

Total Investment £137,000.00

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.

Returns Based on Rental Income	£3,275
Mortgage Payments on £337,500.00 @ 5%	£1,406.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£71.67
Ground Rent	£0.00
Letting Fees	£327.50
Total Monthly Costs	£1,820.42
Monthly Net Income	£1,455
Annual Net Income	£17,455
Net Return	12.74%

Return Stress Test Analysis Report





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

Annual Net Income

£10,905

Adjusted To

Net Return

7.96%

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

Annual Net Income

£10,705

Adjusted To

Net Return

7.81%

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 £470,000.



6 bedroom terraced house for sale

+ Add to report

Morley Grove, Harlow, Essex, CM20

NO LONGER ADVERTISED

SOLD STC

Marketed from 12 May 2022 to 10 Oct 2022 (150 days) by Intercounty, Harlow





6 bedroom terraced house for sale

+ Add to report

Torkildsen Way, Harlow

NO LONGER ADVERTISED

SOLD STC

Marketed from 1 Dec 2023 to 7 Mar 2024 (96 days) by Reyland Johnson Estate Agents, Harlow

£425,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £4,000 based on the analysis carried out by our letting team at **Let Property Management**.



£4,000 pcm

5 bedroom detached house

+ Add to report

Little Brook Road, Roydon

NO LONGER ADVERTISED

Marketed from 30 Jul 2024 to 23 Aug 2024 (23 days) by Keith lan, Ware



£3,000 pcm

5 bedroom town house

+ Add to report

Morley Grove, HARLOW

NO LONGER ADVERTISED

Marketed from 1 Apr 2023 to 6 Apr 2023 (4 days) by William H. Brown Lettings, Harlow

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: Within 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**

Morley Grove, Harlow CM20



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.