

LET PROPERTY PACK

INVESTMENT INFORMATION

Morley Grove, Harlow
CM20

211749373

 www.letproperty.co.uk





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...



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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

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

£ 450,000

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.



£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



£425,000

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

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

Little Brook Road, Roydon

NO LONGER ADVERTISED

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

+ Add to report



£3,000 pcm

5 bedroom town house

Morley Grove, HARLOW

NO LONGER ADVERTISED






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

+ Add to report

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: **Within 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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