

LET PROPERTY PACK

INVESTMENT INFORMATION

Clearwater, Colchester,
CO2 8BU

209784747

 www.letproperty.co.uk





Property Description

Our latest listing is in Clearwater, Colchester, CO2 8BU

Get instant cash flow of **£650** per calendar month with a **4.5%** Gross Yield for investors.

This property has a potential to rent for **£1,068** which would provide the investor a Gross Yield of **7.5%** if the rent was increased to market rate.

With great potential returns and located within a prime rental location in Colchester, it will make for a reliable long term investment for an investor.

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



Clearwater, Colchester,
CO2 8BU

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Property Key Features

2 Bedroom

1 Bathroom

Spacious Lounge

Spacious Room

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £650

Market Rent: £1,068

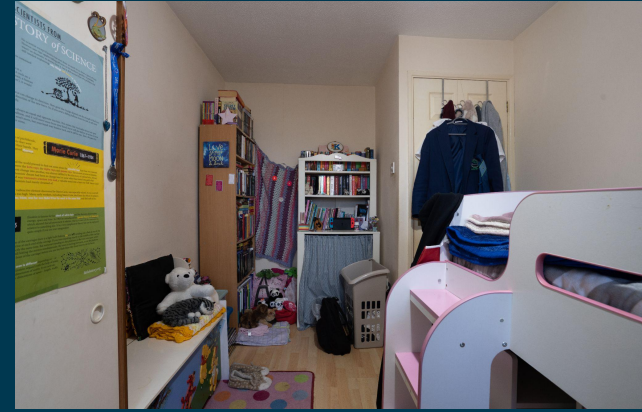
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £172,000.00 and borrowing of £129,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 172,000.00

25% Deposit	£43,000.00
SDLT Charge	£5,160
Legal Fees	£1,000.00
Total Investment	£49,160.00

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 £650 per calendar month but the potential market rent is

£ 1,068

Returns Based on Rental Income	£650	£1,068
Mortgage Payments on £129,000.00 @ 5%	£537.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£65.00	£106.80
Total Monthly Costs	£617.50	£659.30
Monthly Net Income	£32.50	£408.70
Annual Net Income	£390.00	£4,904.40
Net Return	0.79%	9.98%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,768.40**
Adjusted To

Net Return **5.63%**

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

Annual Net Income **£2,324.40**
Adjusted To

Net Return **4.73%**

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 £260,000.



2 bedroom end of terrace house for sale

Clearwater, Colchester

+ Add to report

NO LONGER ADVERTISED

SOLD STC

End of Terrace House | Two Double Bedrooms | Kitchen/Diner | Lounge | Three Piece Bathroom Suite ...

£260,000

Floorplan

SOLD PRICE HISTORY


29 Sep 2022	£275,000
20 Oct 2017	£220,000
31 Oct 2014	£176,000

Marketed from 10 May 2022 to 13 Dec 2022 (216 days) by Oakheart Property, Colchester

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**.



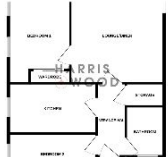
2 bedroom apartment

Roosevelt Way, Colchester, Essex, CO2

CURRENTLY ADVERTISED **LET AGREED**

Marketed from 1 Nov 2024 by Harris + Wood, Colchester

£1,000 pcm



[View floor plan](#)

Spacious apartment | Newly decorated | Good size bedrooms | Modern fitted kitchen | Easy access i...


Sold price history:

06/07/2018	£142,500
28/03/2007	£90,000
18/12/2001	£48,000

EPC:

(Approx.) Sqft: **753 sq ft** Price (£) per sqft: **£1.33**

[+ Add to report](#)



2 bedroom house

Cromwell Road, CO2 7EN

CURRENTLY ADVERTISED **LET AGREED**

Marketed from 22 Oct 2024 by East Links Residential Lettings, Colchester

[+ 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: **Moved in 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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