

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Baden Powell Close,  
Chelmsford, CM2 7GA

212055741

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Baden Powell Close, Chelmsford, CM2 7GA

This property has a potential to rent for **£1,390** which would provide the investor a Gross Yield of **6.9%** if the rent was increased to market rate.

**The property has long term tenants currently situated, and located within a prime rental location in Chelmsford. 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

**1 bedroom**

**1 bathroom**

**Private Parking Available**

**Easy access to local amenities**

**Factor Fees: £138**

**Ground Rent: £250**

**Lease Length: 107**

**Market Rent: £1,390**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £242,000.00 and borrowing of £181,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 242,000.00

25% Deposit	£60,500.00
SDLT Charge	£7,260
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£68,760.00</b>

# 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.



<b>Returns Based on Rental Income</b>	<b>£1,390</b>
Mortgage Payments on £181,500.00 @ 5%	<b>£756.25</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£138.00</b>
Ground Rent	<b>£2.50</b>
Letting Fees	<b>£139.00</b>
<b>Total Monthly Costs</b>	<b>£1,050.75</b>
<b>Monthly Net Income</b>	<b>£339.25</b>
<b>Annual Net Income</b>	<b>£4,071.00</b>
<b>Net Return</b>	<b>5.92%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,291.00**  
Adjusted To

Net Return                      **1.88%**

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

Annual Net Income      **£471.00**  
Adjusted To

Net Return                      **0.68%**

# 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 £254,995.



£254,995

## 1 bedroom flat for sale

+ Add to report

Victoria Road, Chelmsford

NO LONGER ADVERTISED **SOLD STC**

Marketed from 19 Dec 2022 to 24 Nov 2023 (339 days) by HOME, Chelmsford

Ground floor fully furnished show apartment | NHBC warranty | Entrance hall with plenty of storag...



£250,000

## 1 bedroom flat for sale

+ Add to report

Bailey Court, New Writtle Street, Chelmsford

**CURRENTLY ADVERTISED**

Marketed from 19 Nov 2024 by McCarthy & Stone Resales, Bournemouth

Homeowners Lounge where social events take place | Guest Suite for visiting family & friends | Ho...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as 1495 based on the analysis carried out by our letting team at **Let Property Management**.



£1,495 pcm

1 bedroom flat

+ Add to report

Chelmsford Road, Shenfield, Brentwood, CM15

NO LONGER ADVERTISED

Marketed from 8 Aug 2024 to 12 Aug 2024 (3 days) by OpenRent, London

No Agent Fees | Property Reference Number: 2170738



£1,400 pcm

1 bedroom flat

+ Add to report

New London Road, Chelmsford, CM2

CURRENTLY ADVERTISED

Marketed from 29 Oct 2024 by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 2132528

# 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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**  
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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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