

LET PROPERTY PACK

INVESTMENT INFORMATION

Baden Powell Close,
Chelmsford, CM2

212055741

 www.letproperty.co.uk





Property Description

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

Get instant cash flow of **£1,000** per calendar month with a **5.5%** Gross Yield for investors.

This property has a potential to rent for **£1,390** which would provide the investor a Gross Yield of **7.6%** if the rent was increased to market rate.

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

1 bedroom

1 bathroom

Private Parking Available

Easy access to local amenities

Factor Fees: £138

Ground Rent: £250 per year

Lease Length: 107 years

Current Rent: £1,000

Market Rent: £1,390

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £219,000.00 and borrowing of £164,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 219,000.00

25% Deposit	£54,750.00
SDLT Charge	£10,950
Legal Fees	£1,000.00
Total Investment	£66,700.00

Projected Investment Return



The monthly rent of this property is currently set at £1,000 per calendar month but the potential market rent is

£ 1,390



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	£1,000	£1,390
Mortgage Payments on £164,250.00 @ 5%	£684.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£138.00	
Ground Rent	£20.83	
Letting Fees	£100.00	£139.00
Total Monthly Costs	£958.21	£997.21
Monthly Net Income	£41.80	£392.80
Annual Net Income	£501.54	£4,713.54
Net Return	0.75%	7.07%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,933.54**
Adjusted To

Net Return **2.90%**

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

Annual Net Income **£1,678.50**
Adjusted To

Net Return **2.52%**

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: **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 the last 2 years**
-  Payment history: **Employment**

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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