

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Harefield Court, Dallow  
Road, Luton, LU1 1TQ

212886394

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





## Property Description

Our latest listing is in Harefield Court, Dallow Road, Luton, LU1 1TQ

Get instant cash flow of **£950** per calendar month with a **7.1%** Gross Yield for investors.

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



Harefield Court, Dallow  
Road, Luton, LU1 1TQ

212886394



## Property Key Features

**1 bedroom**

**1 bathroom**

**Private Parking Available**

**Easy access to local amenities**

**Factor Fees: £79**

**Ground Rent: peppercorn**

**Lease Length: 125**

**Current Rent: £950**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £161,000.00 and borrowing of £120,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 161,000.00

25% Deposit	£40,250.00
SDLT Charge	£4,830
Legal Fees	£1,000.00
Total Investment	£46,080.00

# Projected Investment Return



The monthly rent of this property is currently set at £950 per calendar month but the potential market rent is

£ 950



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>£950</b>
Mortgage Payments on £120,750.00 @ 5%	<b>£503.13</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£79.00</b>
Ground Rent	<b>TBC</b>
Letting Fees	<b>£95.00</b>
<b>Total Monthly Costs</b>	<b>£692.13</b>
<b>Monthly Net Income</b>	<b>£257.88</b>
<b>Annual Net Income</b>	<b>£3,094.50</b>
<b>Net Return</b>	<b>6.72%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,194.50**  
Adjusted To

Net Return                      **2.59%**

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

Annual Net Income      **£679.50**  
Adjusted To

Net Return                      **1.47%**

# 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 £175,000.



£175,000

## 1 bedroom flat for sale

+ Add to report

Holly Street, Luton, LU1

NO LONGER ADVERTISED

Marketed from 6 Oct 2022 to 15 Dec 2023 (434 days) by Taylors Estate Agents, Luton

Chain Free | One Bedroom | Balcony | Gated Underground Parking | Lift in Block | Good Condition |...



£170,000

## 1 bedroom flat for sale

+ Add to report

Havelock Road, 36 Havelock Road, Luton, LU2

CURRENTLY ADVERTISED

Marketed from 4 Aug 2024 by Taylors Estate Agents, Luton

Taylors Estate Agents are delighted to bring to the market these stunning apartments finished to ...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as 1100 based on the analysis carried out by our letting team at **Let Property Management**.



**1 bedroom flat** + Add to report


West Manor, LU1 2BJ

**NO LONGER ADVERTISED**

Marketed from 23 Nov 2023 to 23 Nov 2023 by Ideal Properties, Luton

**£1,100 pcm**

Wooden flooring | Modern throughout | Fully refurbished | 7 Minutes Walk for Train Station | Larg...



**1 bedroom flat** + Add to report

The Grosvenor, London Gardens, London Road, Luton, Bedfordshire, LU1 3UQ

**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 11 Jan 2024 to 27 Feb 2024 (46 days) by Penrose Estate Agents, Luton

**£1,050 pcm**

Gated fob entry to underground car parking | High end finishes externally and internally | Lift a...

# 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: **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.



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

Harefield Court, Dallow Road, Luton, LU1  
1TQ

212886394

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.



**LETPROPERTY**