

LET PROPERTY PACK

INVESTMENT INFORMATION

Kingsthorpe Avenue,
Corby, NN17

212124027

 www.letproperty.co.uk





Property Description

Our latest listing is in Kingsthorpe Avenue, Corby, NN17

Get instant cash flow of **£2,318** per calendar month with a **10.5%** Gross Yield for investors.

This property has a potential to rent for **£2,400** which would provide the investor a Gross Yield of **10.9%** if the rent was increased to market rate.

With a tenant currently situated as a HMO. A space that has been kept in good condition and a potential rental income that can ensure fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Kingsthorpe Avenue,
Corby, NN17

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Property Key Features

5 Bedroom

3 Bathroom

Modern Kitchen

Spacious Rooms

Factor Fees: £0.00

Ground Rent: freehold

Lease Length: freehold

Current Rent: £2,318

Market Rent: £2,400

Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £265,000.00 and borrowing of £198,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 265,000.00

25% Deposit	£66,250.00
SDLT Charge	£8,700
Legal Fees	£1,000.00
Total Investment	£75,950.00

Projected Investment Return



The monthly rent of this property is currently set at £2,318 per calendar month but the potential market rent is

£ 2,400

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	£2,318	£2,400
Mortgage Payments on £198,750.00 @ 5%	£828.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	freehold	
Letting Fees	£231.80	£240.00
Total Monthly Costs	£1,074.93	£1,083.13
Monthly Net Income	£1,243.08	£1,316.88
Annual Net Income	£14,916.90	£15,802.50
Net Return	19.64%	20.81%

Return **Stress Test** Analysis Report



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

Annual Net Income **£11,002.50**
Adjusted To

Net Return **14.49%**

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


Annual Net Income **£11,827.50**
Adjusted To

Net Return **15.57%**

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 £270,000.00.



5 bedroom town house for sale


Cheltenham Road, Corby, Northamptonshire

NO LONGER ADVERTISED **SOLD STC**

Marketed from 14 Mar 2022 to 12 Sep 2022 (181 days) by Simpson West, Corby

Occupying a desirable position within Oakley Vale is this rarely available FIVE bedroom family ho...

£270,000



[View floor plan](#)


Sold price history: [View](#)

27/06/2022	£266,000
27/02/2015	£145,000
30/06/2005	£139,745

EPC: [View](#)

(Approx.) Sqft: **1,173 sq ft** Price (€) per sqft: **€230.13**

[+ Add to report](#)



5 bedroom town house for sale

NN18 Thwaite Close, Great Oakley

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 30 Apr 2024 by BRENNAN BESPOKE, Kettering

£260,000


NO CHAIN | VERSATILE THREE STOREY HOME | GARAGE | KITCHEN DINER | EN-SUITES

[+ Add to report](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,400 based on the analysis carried out by our letting team at **Let Property Management**.



5 bedroom detached house [+ Add to report](#)


Ormond Place, Isham, Kettering, NN14

NO LONGER ADVERTISED

Marketed from 16 Jul 2023 to 11 Aug 2023 (25 days) by Chelton Brown, Northampton

Chelton Brown are excited to present to the market this unique, large and stunning five bedroomed...

£2,400 pcm




[View floor plan](#)

Sold price history: [View](#)

29/09/2023	£690,000
17/05/2002	£345,000

EPC: [View](#)

(Approx.) Sqft: **2,508 sq ft** Price (€) per sqft: **€275.12**



5 bedroom detached house [+ Add to report](#)

Lowick, Northamptonshire

NO LONGER ADVERTISED

Marketed from 5 Dec 2023 to 26 Feb 2024 (83 days) by Fisher German, Worcester






Large Farmhouse Kitchen | Large Sitting Room with Snug and Study | Downstairs Shower Room | Fami...

£2,300 pcm

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: **5 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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