

LET PROPERTY PACK

INVESTMENT INFORMATION

Kingsway Grove,
Rotherham, S63 0TF

213370051

 www.letproperty.co.uk





Property Description

Our latest listing is in Kingsway Grove, Rotherham, S63 0TF

Get instant cash flow of **£600** per calendar month with a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **8.6%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Kingsway Grove,
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Property Key Features

2 bedrooms

1 bathroom

Well Maintained Property

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £600

Market Rent: £900

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £126,000.00 and borrowing of £94,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 126,000.00

25% Deposit	£31,500.00
SDLT Charge	£3,780
Legal Fees	£1,000.00
Total Investment	£36,280.00

Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 900



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	£600	£900
Mortgage Payments on £94,500.00 @ 5%	£393.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£60.00	£90.00
Total Monthly Costs	£468.75	£498.75
Monthly Net Income	£131.25	£401.25
Annual Net Income	£1,575.00	£4,815.00
Net Return	4.34%	13.27%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,015.00**
Adjusted To

Net Return **8.31%**

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

Annual Net Income **£2,925.00**
Adjusted To

Net Return **8.06%**

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 £140,000.



£140,000

2 bedroom bungalow for sale

+ Add to report

Troutbeck Close, Thurnscoe, Rotherham, South Yorkshire, S63

CURRENTLY ADVERTISED

Marketed from 3 Dec 2024 by YOUR MOVE Furness-Lyman, Wombwell

Your Move are proud to bring to the open market this semi-detached bungalow occupying a corner pl...



£135,000

2 bedroom semi-detached bungalow for sale

+ Add to report

Kingsway Grove, Thurnscoe, Rotherham, S63

NO LONGER ADVERTISED SOLD STC

Marketed from 5 Oct 2023 to 6 Apr 2024 (183 days) by Preston Baker, Doncaster

Large corner plot | Extended rear | Open plan lounge | 2 double beds with en- suite facilities | ...

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**.



2 bedroom bungalow

Far Moor Close, Harlington

NO LONGER ADVERTISED LET AGREED

Marketed from 16 Aug 2024 to 31 Aug 2024 (15 days) by Blundells, Doncaster

LET ON 1st VIEWING | 2 Bedroom detached bungalow | Spacious lounge | Fitted kitchen | Fitted bath...

£1,100 pcm

+ Add to report



2 bedroom bungalow

Hollowgate, Barnburgh

NO LONGER ADVERTISED

Marketed from 24 Sep 2024 to 31 Oct 2024 (37 days) by Beecroft Estates, Mexborough

Bungalow - Unfurnished | 2 Beds + 2 Receptions | 2 Bathrooms | Shower | Council Tax Band D | No s...






£1,050 pcm

+ 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 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.



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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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