

LET PROPERTY PACK

INVESTMENT INFORMATION

Goring, Milton Keynes,
MK14

212331829

 www.letproperty.co.uk





Property Description

Our latest listing is in Goring, Milton Keynes, MK14

Get instant cash flow of **£950** per calendar month with a **5.5%** Gross Yield for investors.

This property has a potential to rent for **£1,014** which would provide the investor a Gross Yield of **5.9%** 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...



Goring, Milton Keynes,
MK14

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Property Key Features

2 bedrooms

1 bathroom

Three Piece Bathroom

Well Maintained Property

Factor Fees: 66

Ground Rent: TBC

Lease Length: TBC

Current Rent: £950

Market Rent: £1,014

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £207,000.00 and borrowing of £155,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 207,000.00

25% Deposit	£51,750.00
SDLT Charge	£6,210
Legal Fees	£1,000.00
Total Investment	£58,960.00

Projected Investment Return



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

£ 1,014

Returns Based on Rental Income	£950	£1,014
Mortgage Payments on £155,250.00 @ 5%	£646.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£66.00	
Ground Rent	TBC	
Letting Fees	£95.00	£101.40
Total Monthly Costs	£822.88	£829.28
Monthly Net Income	£127.13	£184.73
Annual Net Income	£1,525.50	£2,216.70
Net Return	2.59%	3.76%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£188.70**
Adjusted To

Net Return **0.32%**

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

Annual Net Income **-£888.30**
Adjusted To

Net Return **-1.51%**

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 £220,000.



£220,000

2 bedroom flat for sale

+ Add to report

Witan Gate, Milton Keynes, Buckinghamshire, MK9

CURRENTLY ADVERTISED

Marketed from 19 Jun 2024 by Wilson Peacock, Milton Keynes



£190,000

2 bedroom flat for sale

+ Add to report

Goring, Stantonbury, Milton Keynes, Buckinghamshire, MK14

NO LONGER ADVERTISED

Marketed from 11 Jun 2024 to 4 Oct 2024 (114 days) by Taylors Estate Agents, Milton Keynes

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,150 pcm

2 bedroom flat

+ Add to report

Howitt Drive, Bradville, Milton Keynes, MK13

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Aug 2024 to 29 Aug 2024 (21 days) by Belvoir, Milton Keynes



£1,000 pcm

2 bedroom flat

+ Add to report

Rowle Close, Stantonbury, Milton Keynes

NO LONGER ADVERTISED






LET AGREED

Marketed from 27 Sep 2023 to 23 Oct 2023 (25 days) by Distinct Property Consultants, Moreton-In-Marsh

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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