

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Hampton Centre,  
Peterborough, PE7

211083763

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





## Property Description

Our latest listing is in Hampton Centre, Peterborough, PE7

Get instant cash flow of **£995** per calendar month with a **7.1%** Gross Yield for investors.

**With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

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



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## Property Key Features

**2 bedrooms**

**1 Bathroom**

**Spacious Lounge**

**Modern Kitchen**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: Leasehold**

**Current Rent: £995**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £167,000.00 and borrowing of £125,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 167,000.00

25% Deposit	£41,750.00
SDLT Charge	£5,010
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£47,760.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £995 per calendar month.



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>£995</b>
Mortgage Payments on £125,250.00 @ 5%	<b>£521.88</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>TBC</b>
Ground Rent	<b>TBC</b>
Letting Fees	<b>£99.50</b>
<b>Total Monthly Costs</b>	<b>£636.38</b>
<b>Monthly Net Income</b>	<b>£358.63</b>
<b>Annual Net Income</b>	<b>£4,303.50</b>
<b>Net Return</b>	<b>9.01%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,313.50**  
Adjusted To

Net Return                      **4.84%**

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

Annual Net Income      **£1,798.50**  
Adjusted To

Net Return                      **3.77%**

# 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 £155,000.



£155,000

## 2 bedroom apartment for sale

+ Add to report

Eagle Way, Hampton Centre, Peterborough, Cambridgeshire, PE7

NO LONGER ADVERTISED

Marketed from 19 Apr 2024 to 17 Sep 2024 (150 days) by Fitzjohn Sales and Lettings, Peterborough



£155,000

## 2 bedroom apartment for sale

+ Add to report

Eagle Way, Hampton Centre, Peterborough, PE7 8GS

NO LONGER ADVERTISED **SOLD STC**

Marketed from 21 Sep 2022 to 4 Jul 2023 (285 days) by Optimum Lettings & Property Management Ltd, Peterborough

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

## 2 bedroom ground floor flat

+ Add to report

Eagle Way, Hampton Centre, Peterborough, PE7 8GS

CURRENTLY ADVERTISED

LET AGREED

Marketed from 10 Dec 2024 by Optimum Lettings & Property Management Ltd, Peterborough



£995 pcm

## 2 bedroom flat

+ Add to report

Eagle Way, Hampton Centre, Peterborough, PE7

NO LONGER ADVERTISED

Marketed from 2 Dec 2024 to 5 Dec 2024 (2 days) by OpenRent, London

# 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.

