

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Woodland Road, Chelmsford CM1

213404190









## **Property Description**

Our latest listing is in Woodland Road, Chelmsford CM1

Get instant cash flow of £2,960 per calendar month with a 8.6% Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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







Woodland Road, Chelmsford CM1



5 Bedroom HMO

2 Bathrooms

Driveway

**Rear Garden Space** 

**Factor Fees: TBC** 

**Ground Rent: Freehold** 

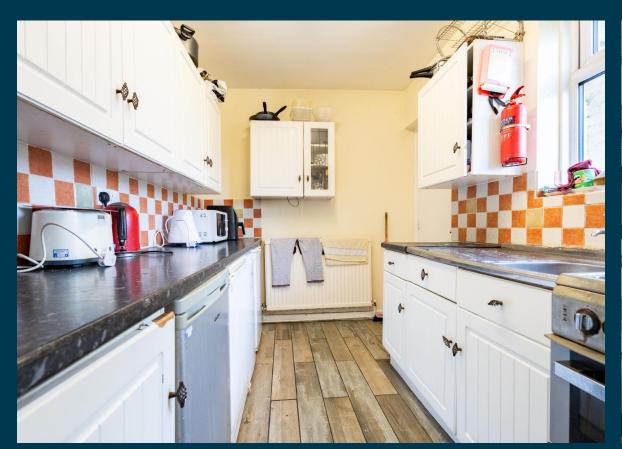
Lease Length: Freehold

Current Rent: £2,960

213404190

# Kitchen









# **Bedrooms**



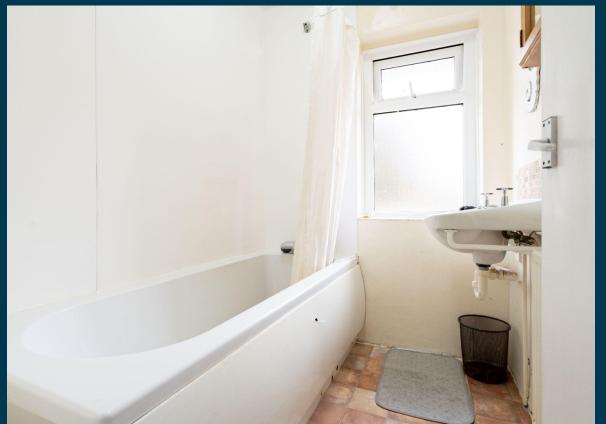






# Bathroom









## **Exterior**









## **Initial Outlay**





Figures based on assumed purchase price of £414,000.00 and borrowing of £310,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£103,500.00** 

SDLT Charge 20620

Legal Fees £1,000.00

Total Investment £125,120.00

## **Projected Investment Return**





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	£2,960
Mortgage Payments on £310,500.00 @ 5%	£1,293.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	твс
Ground Rent	Freehold
Letting Fees	£296.00
Total Monthly Costs	£1,604.75
Monthly Net Income	£1,355
Annual Net Income	£16,263
Net Return	13.00%

## Return Stress Test Analysis Report





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

£10,343

Annual Net Income

. . . .

**Adjusted To** 

Net Return

8.27%

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

Annual Net Income

£10,053

Adjusted To

Net Return

8.03%

### 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 £410,000.



£410,000



+ Add to report

Woodland Road, Chelmsford, CM1

NO LONGER ADVERTISED

SOLD STC

Marketed from 19 Jul 2024 to 29 Dec 2024 (163 days) by Beresfords, Chelmsford



£390,000

5 bedroom semi-detached house for sale

+ Add to report

H.M.O Investment Property on Kings Road, Chelmsford

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Jul 2023 to 14 Nov 2024 (497 days) by Hamilton Piers, Chelmsford

### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £3,000 based on the analysis carried out by our letting team at Let Property Management.



£3,000 pcm

#### 5 bedroom terraced house

Sunrise Avenue, Chelmsford, CM1

NO LONGER ADVERTISED

Marketed from 4 Jan 2021 to 6 Jan 2021 (2 days) by OpenRent, London



£2,500 pcm

#### 5 bedroom detached house

Maltese Road, CM1

NO LONGER ADVERTISED

Marketed from 19 Jul 2024 to 16 Sep 2024 (59 days) by Beresfords Lettings, Chelmsford

LET AGREED

+ Add to report

+ 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



Current term of tenancy: 2 years



Standard Tenancy Agreement In Place: **YES** 



Payment history: On time for length of tenancy



Fully compliant tenancy: YES

Fully compliant tenancy including EICR & Gas Safety in order

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.





# Interested in this property investment?

Call us on **0141 478 0985** 

Woodland Road, Chelmsford CM1



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.