

LET PROPERTY PACK

INVESTMENT INFORMATION

Ramsons Avenue,
Conniburrow, Milton
Keynes, MK14

214023657

 www.letproperty.co.uk





Property Description

Our latest listing is in Ramsons Avenue, Conniburrow, Milton Keynes, MK14

Get instant cash flow of **£975** per calendar month with a **7.3%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **8.6%** if the rent was increased to market rate.

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...



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Property Key Features

1 Bedroom

1 Bathroom

Spacious Lounge

Good Condition

Factor Fees: £100.00

Ground Rent: TBC

Lease Length: 90 years

Current Rent: £975

Market Rent: £1,150

Lounge



Kitchen



Bedroom



Bathroom



Exterior





Figures based on assumed purchase price of £161,000.00 and borrowing of £120,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 161,000

| | |
|------------------|------------|
| 25% Deposit | £40,250.00 |
| SDLT Charge | 4830 |
| Legal Fees | £1,000.00 |
| Total Investment | £46,080.00 |

Projected Investment Return

The monthly rent of this property is currently set at £975 per calendar month but the potential market rent is

£ 1,150



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 | £975 | £1,150 |
|---------------------------------------|----------------|----------------|
| Mortgage Payments on £120,750.00 @ 5% | £503.13 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | £100.00 | |
| Ground Rent | TBC | |
| Letting Fees | £97.50 | £115.00 |
| Total Monthly Costs | £715.63 | £733.13 |
| Monthly Net Income | £259 | £417 |
| Annual Net Income | £3,113 | £5,003 |
| Net Return | 6.75% | 10.86% |

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,703**
Adjusted To

Net Return **5.86%**

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

Annual Net Income **£2,588**
Adjusted To

Net Return **5.62%**

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 £160,000.



£160,000

1 bedroom flat for sale

+ Add to report

Cleavers Avenue, Conniburrow, Milton Keynes, Buckinghamshire, MK14

NO LONGER ADVERTISED

Marketed from 11 Apr 2024 to 24 May 2024 (42 days) by Taylors Estate Agents, Milton Keynes



£130,000

1 bedroom flat for sale

+ Add to report

Cleavers Avenue, Milton Keynes, MK14

NO LONGER ADVERTISED **SOLD STC**

Marketed from 9 Mar 2021 to 15 Nov 2021 (251 days) by LOCAL Estate Agent, 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

1 bedroom apartment

+ Add to report

North Thirteenth Street, Milton Keynes, Buckinghamshire, MK9

NO LONGER ADVERTISED

Marketed from 7 Jun 2024 to 12 Jun 2024 (5 days) by Michael Graham, Milton Keynes



£950 pcm

1 bedroom property

+ Add to report

North Twelfth Street, Milton Keynes

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Feb 2022 to 31 Mar 2022 (51 days) by Alan Francis, Milton Keynes

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.



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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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