

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Avalon Court, Kent Street,  
Nottingham NG1 3BW

212889995

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





## Property Description

Our latest listing is in Avalon Court, Kent Street, Nottingham NG1 3BW

Get instant cash flow of **£748** per calendar month with a **18.7%** 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...



Avalon Court, Kent Street,  
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## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Resident gym facilities**

**Three Piece Bathroom**

**Easy Access to Local Amenities**

**Factor Fees: £279 pm**

**Ground Rent: £24 pm**

**Lease Length: 242 years**

**Current Rent: £748**

# Lobby





# Kitchen



# Bedrooms



# Residents gym facilities









# Initial Outlay



Outlay figures based on assumed cash purchase of £50,000.

## ASSUMED PURCHASE PRICE

£ 48,000

SDLT Charge £2,400

Legal Fees £1,000

Total Investment £51,400

# Projected Investment Return



The monthly rent of this property is currently set at £748 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.



Returns Based on Rental Income	£748
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£279.00
Ground Rent	£24.00
Letting Fees	£74.80
Total Monthly Costs	£392.80
Monthly Net Income	£355.20
Annual Net Income	£4,262.40
Net Return	8.29%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,766**  
Adjusted To

Net Return                      **5.38%**

# 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 £55,000.



£55,000

## 1 bedroom flat for sale

+ Add to report

Park View Court, Bath Street, NOTTINGHAM

NO LONGER ADVERTISED

Marketed from 16 Jan 2024 to 13 May 2024 (118 days) by Bagshaws Residential, Derby Auctions

UNSOLD AT AUCTION | 06 February 2024 | EPC Rating - E



£50,000

## 1 bedroom flat for sale

+ Add to report

Apartment 34, The New Alexandra Court, Woodborough Road, Nottingham, Nottinghamshire NG3 4LN

NO LONGER ADVERTISED

Marketed from 19 Feb 2024 to 13 Mar 2024 (22 days) by Auction House, Notts & Derby



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £758 based on the analysis carried out by our letting team at **Let Property Management**.



£758 pcm

### 1 bedroom flat

Mansfield Road, Nottingham, Nottinghamshire, NG1

**CURRENTLY ADVERTISED**

Marketed from 13 Dec 2024 by Megaclose Ltd, Nottingham

NEW STUDENT ACCOMMODATION AVAILABLE FROM JANUARY 2025 - FLEXIBLE TENANCY OPTIONS - ONLY £175 PW AL...

+ Add to report



£750 pcm

### 1 bedroom flat

Marco Island Huntingdon Street, Nottingham, NG1

**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 26 Feb 2024 to 28 Jun 2024 (123 days) by Your Move, Nottingham

ZERO DEPOSIT SCHEME AVAILABLE | EPC Rating B | One Bedroom Apartment | Popular Marco Island

+ 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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Avalon Court, Kent Street, Nottingham NG1  
3BW

PROPERTY ID: 12345678

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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