



LET PROPERTY PACK

INVESTMENT INFORMATION

Avalon Court, Kent Street,
Nottingham NG1 3BW

212889995

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...



LET PROPERTY



Avalon Court, Kent Street,
Nottingham NG1 3BW

212889995



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



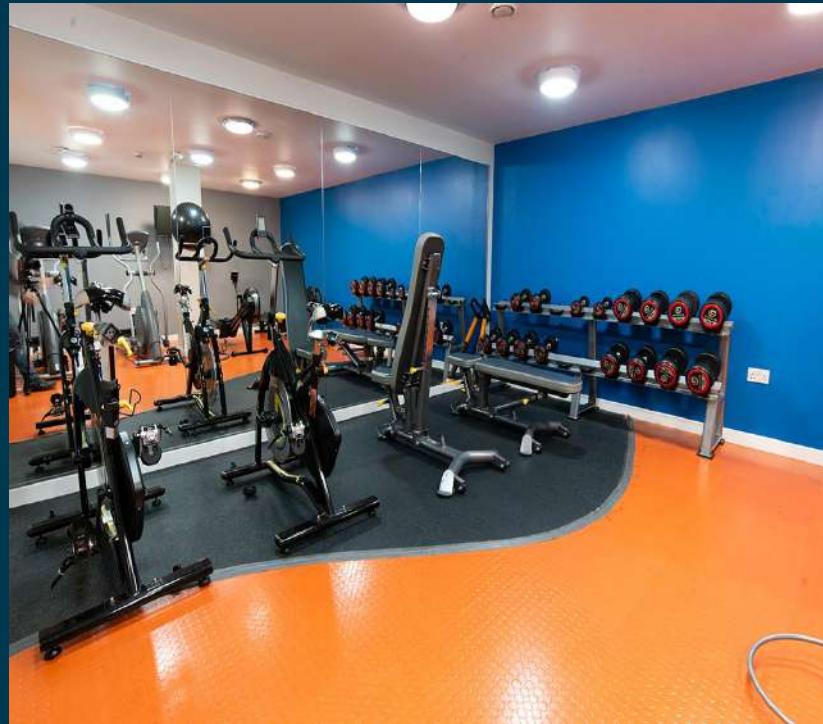
Kitchen



Bedrooms



Residents gym facilities



Exterior



Initial Outlay



LET PROPERTY



ASSUMED PURCHASE PRICE

£ 48,000

SDLT Charge	£2,400
Legal Fees	£1,000
Total Investment	£51,400

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

Projected Investment Return



LET PROPERTY

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

Park View Court, Bath Street, NOTTINGHAM

+ Add to report

NO LONGER ADVERTISED

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

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



£50,000

1 bedroom flat for sale

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

+ Add to report

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**.



1 bedroom flat

+ Add to report

Mansfield Road, Nottingham, Nottinghamshire, NG1

CURRENTLY ADVERTISED

Marketed from 13 Dec 2024 by Megaclose Ltd, Nottingham

£758 pcm

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



1 bedroom flat

+ Add to report

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

£750 pcm

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

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.



www.letproperty.co.uk

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.



LET PROPERTY