

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Station Rd Carlton,  
Nottingham NG4

216675207

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





## Property Description

Our latest listing is in Station Rd Carlton, Nottingham NG4

Get instant cash flow of **£1,090** per calendar month with a **7.1%** Gross Yield for investors.

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **7.8%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Station Rd Carlton,  
Nottingham NG4

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## Property Key Features

2 bedrooms

2 bathrooms

Private indoor space

Versatile living areas

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £1,090

Market Rent: £1,200

# Lounge





# Kitchen



# Bedrooms





# Bathroom



# Exterior







Figures based on assumed purchase price of 184,000.00 and borrowing of £138,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 184,000.00

25% Deposit	£46,000.00
SDLT Charge	£10,380
Legal Fees	£1,000.00
Total Investment	£57,380.00

# Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



The monthly rent of this property is currently set at £1,090 per calendar month but the potential market rent is

£ 1,200

Returns Based on Rental Income	£1,090	£1,200
Mortgage Payments on £138,000.00 @ 5%	£575.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£109.00	£120.00
Total Monthly Costs	£699.00	£710.00
Monthly Net Income	£391.00	£490.00
Annual Net Income	£4,692.00	£5,880.00
Net Return	8.18%	10.25%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,480.00**  
Adjusted To

Net Return                      **6.06%**

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

Annual Net Income      **£3,120.00**  
Adjusted To

Net Return                      **5.44%**

# 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 £230,000.



£230,000

## 4 bedroom end of terrace house for sale

+ Add to report

Park Road, Carlton, NG4

NO LONGER ADVERTISED

Marketed from 8 Aug 2024 to 11 Oct 2024 (63 days) by Purplebricks, covering Nottingham

Four Bedroom End Of Terrace Property In The Desirable Park Road Location. Four Bedrooms, Family Bathroom



£225,000

## 2 bedroom end of terrace house for sale

+ Add to report

Gedling Road, Carlton, Nottingham

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Mar 2024 to 28 Jun 2024 (109 days) by Lesley Greaves Estate Agents, Nottingham



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,995 based on the analysis carried out by our letting team at **Let Property Management**.



£1,995 pcm

## 5 bedroom detached house

+ Add to report

Freemans Terrace, Carlton Nottingham, NG4

NO LONGER ADVERTISED

Marketed from 30 Sep 2024 to 14 Oct 2024 (13 days) by Northwood, Nottingham



£1,495 pcm

## 3 bedroom detached house

+ Add to report

Redland Grove, Carlton, Nottingham, NG4 3ET

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 Nov 2024 to 26 Mar 2025 (123 days) by HoldenCopley, Arnold

# Current Tenant Profile



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: **5+ 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.



**LETPROPERTY**