

LET PROPERTY PACK

INVESTMENT INFORMATION

Cobden Street, Kettering, NN16

217239036











Property Description

Our latest listing is in Cobden Street, Kettering, NN16

This property has a potential to rent for £695 which would provide the investor a Gross Yield of 8.4% if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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







Cobden Street, Kettering, NN16



1 Bedroom

1 Bathroom

Spacious Lounge

Well-Equipped Kitchen

Factor Fees: £75.00 PM

Ground Rent: TBC

Lease Length: 89 years

Market Rent: £695

217239036

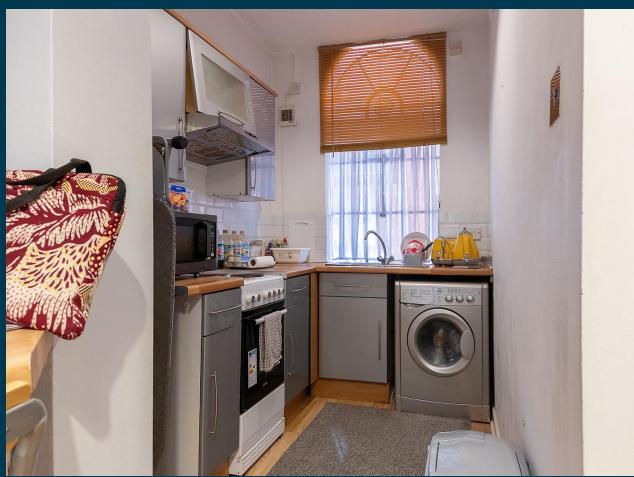
Lounge





Kitchen





Bedrooms





Bathroom







Exterior





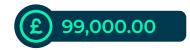
Initial Outlay





Figures based on assumed purchase price of £99,000.00 and borrowing of £74,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£24,750.00**

SDLT Charge £4,950

Legal Fees £1,000.00

Total Investment £30,700.00

Projected Investment Return





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

Returns Based on Rental Income	£695
Mortgage Payments on £74,250.00 @ 5%	£309.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£75.00
Ground Rent	ТВС
Letting Fees	£69.50
Total Monthly Costs	£468.88
Monthly Net Income	£226.13
Annual Net Income	£2,713.50
Net Return	8.84%

Return Stress Test Analysis Report





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

Annual Net Income

£1,323.50

Adjusted To

Net Return

4.31%

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

Annual Net Income

£1,228.50

Adjusted To

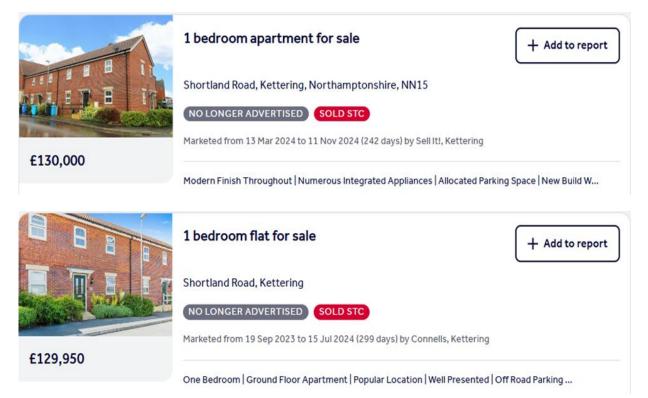
Net Return

4.00%

Sale Comparables Report



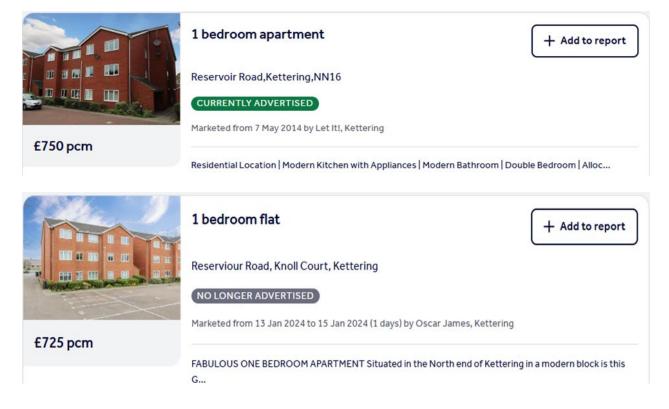
This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £130,000.



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.







Interested in this property investment?

Call us on **0141 478 0985**



Cobden Street, Kettering, NN16



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.