

LET PROPERTY PACK

INVESTMENT INFORMATION

Cobden Street, Kettering,
NN16

217239036

 www.letproperty.co.uk





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

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Property Key Features

1 Bedroom

1 Bathroom

Spacious Lounge

Well-Equipped Kitchen

Factor Fees: £75.00 PM

Ground Rent: TBC

Lease Length: 89 years

Market Rent: £695

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 99,000.00

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 | TBC |
| 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.



£130,000

1 bedroom apartment for sale

+ Add to report

Shortland Road, Kettering, Northamptonshire, NN15

NO LONGER ADVERTISED

SOLD STC

Marketed from 13 Mar 2024 to 11 Nov 2024 (242 days) by Sell It!, Kettering

Modern Finish Throughout | Numerous Integrated Appliances | Allocated Parking Space | New Build W...



£129,950

1 bedroom flat for sale

+ Add to report

Shortland Road, Kettering

NO LONGER ADVERTISED

SOLD STC

Marketed from 19 Sep 2023 to 15 Jul 2024 (299 days) by Connells, Kettering

One Bedroom | Ground Floor Apartment | Popular Location | Well Presented | Off Road Parking ...

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**.



£750 pcm

1 bedroom apartment

+ Add to report

Reservoir Road, Kettering, NN16

CURRENTLY ADVERTISED

Marketed from 7 May 2014 by Let It!, Kettering

Residential Location | Modern Kitchen with Appliances | Modern Bathroom | Double Bedroom | Alloc...



£725 pcm

1 bedroom flat

+ Add to report

Reservoir Road, Knoll Court, Kettering

NO LONGER ADVERTISED

Marketed from 13 Jan 2024 to 15 Jan 2024 (1 days) by Oscar James, Kettering

FABULOUS ONE BEDROOM APARTMENT Situated in the North end of Kettering in a modern block is this G...



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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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