

LET PROPERTY PACK

INVESTMENT INFORMATION

Drummond Road, Bournemouth BH1

219469207









Property Description

Our latest listing is in Drummond Road, Bournemouth BH1

Get instant cash flow of £840 per calendar month with a 5.8% Gross Yield for investors.

This property has a potential to rent for £1,000 which would provide the investor a Gross Yield of 6.9% if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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







Drummond Road, Bournemouth BH1



1 Bedroom

1 Bathroom

Spacious Lounge

Modern and Good Condition

Factor Fees: £0.00

Ground Rent: Leasehold

Lease Length: Leasehold

Current Rent: £840

Market Rent: £1,000

219469207

Lounge









Kitchen







Bedrooms







Bathroom







Exterior





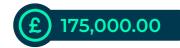
Initial Outlay





Figures based on assumed purchase price of £175,000.00 and borrowing of £131,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£43,750.00**

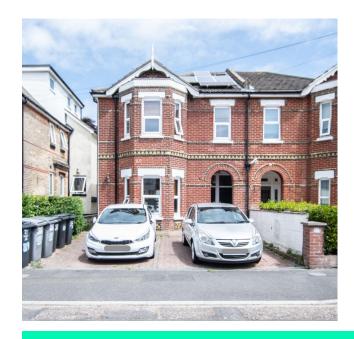
SDLT Charge £9,750

Legal Fees £1,000.00

Total Investment £54,500.00

Projected Investment Return





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

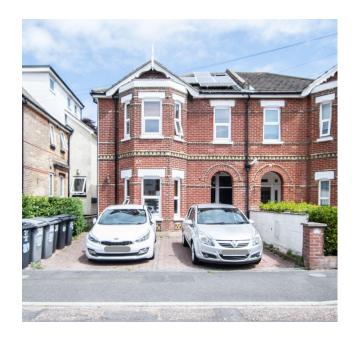
The monthly rent of this property is currently set at £840 per calendar month but the potential market rent is



Returns Based on Rental Income	£840	£1,000
Mortgage Payments on £131,250.00 @ 5%	£546.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Leasehold	
Letting Fees	£84.00	£100.00
Total Monthly Costs	£645.88	£661.88
Monthly Net Income	£194.13	£338.13
Annual Net Income	£2,329.50	£4,057.50
Net Return	4.27 %	7.44 %

Return Stress Test Analysis Report





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

£2,057.50

Annual Net Income

Adjusted To

Net Return **3.78**%

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

Annual Net Income

£1,432.50

Adjusted To

Net Return

2.63%

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 £175,000.



£175,000

£160,000

1 bedroom flat for sale

Drummond Road, Boscombe

NO LONGER ADVERTISED

Marketed from 29 May 2025 to 7 Jul 2025 (39 days) by Homes & Steeple, Bournemouth

•



1 bedroom flat for sale

CURRENTLY ADVERTISED S

10 Drummond Road, Bournemouth,

Marketed from 4 Apr 2025 by MRKT Property Experts, Bournemouth

+ Add to report

+ Add to report

SOLD STC

Rent Comparables Report



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



1 bedroom flat

+ Add to report

Drummond Road., Bournemouth

NO LONGER ADVERTISED LET AGREED

Marketed from 19 Mar 2025 to 31 Mar 2025 (12 days) by Homes & Steeple, Bournemouth

£995 pcm

1 bedroom flat

+ Add to report

Bournemouth

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Nov 2023 to 16 Dec 2023 (36 days) by Goadsby, Southbourne

£850 pcm

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



Current term of tenancy: 2 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.





Interested in this property investment?

Call us on **0141 478 0985**

Drummond Road, Bournemouth BH1

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.

