

LET PROPERTY PACK

INVESTMENT INFORMATION

Larch Rd, Corby, NN17 2UT

218786858

 www.letproperty.co.uk





Property Description

Our latest listing is in Larch Rd, Corby, NN17 2UT

Get instant cash flow of **£825** per calendar month with a **5.08%** Gross Yield for investors.

This property has a potential to rent for **£923** which would provide the investor a Gross Yield of **5.68%** if the rent was increased to market rate.

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...



Larch Rd, Corby, NN17 2UT

218786858



Property Key Features

2 Bedrooms

1 Bathroom

On-Street Parking

Private Front and Rear Gardens

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £825

Market Rent: £923

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £224,000.00 and borrowing of £168,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 224,000.00

25% Deposit	£56,000.00
SDLT Charge	£13,180
Legal Fees	£1,000.00
Total Investment	£70,180.00

Projected Investment Return



The monthly rent of this property is currently set at £825 per calendar month but the potential market rent is

£ 923



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



Returns Based on Rental Income	£825	£923
Mortgage Payments on £168,000.00 @ 5%	£700.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£82.50	£92.30
Total Monthly Costs	£797.50	£807.30
Monthly Net Income	£27.50	£115.70
Annual Net Income	£330.00	£1,388.40
Net Return	0.47%	1.98%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£457.60**

Net Return **-0.65%**

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

Annual Net Income Adjusted To **-£1,971.60**

Net Return **-2.81%**

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

2 bedroom terraced house for sale

+ Add to report

Main Street, Lyddington, Oakham

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Oct 2024 to 4 Apr 2025 (162 days) by Hurfords, Rutland

2 Bedroom Terraced Home | Enclosed Rear Garden | Good Sized Rooms | Side Access through the Pass...



£229,950

2 bedroom terraced house for sale

+ Add to report

Dornoch Road, Corby

NO LONGER ADVERTISED

SOLD STC

Marketed from 9 Apr 2024 to 14 Nov 2024 (218 days) by Simpson West, Corby

IN OUTSTANDING CONDITION THROUGHOUT | SIDE-BY-SIDE OFF-ROAD PARKING FOR TWO VEHICLES | LARGER THA...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £945 based on the analysis carried out by our letting team at **Let Property Management**.



£945 pcm

2 bedroom terraced house

+ Add to report

Grove Street, Higham Ferrers

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 May 2024 to 27 Aug 2024 (95 days) by Simpson & Weekley, Rushden

Two bedroom terraced house | Brand new kitchen, oven & hob | Newly re-decorated | Two double bedr...



£925 pcm

2 bedroom terraced house

+ Add to report

Evison Road, Rothwell, Kettering

CURRENTLY ADVERTISED

Marketed from 28 Jul 2025 by Simon & Co, Rothwell

Two double bedrooms | Two reception room | Cloakroom W.C | Sunny aspect private rear garden

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: **3 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.



www.letproperty.co.uk

Larch Rd, Corby, NN17 2UT

218786858

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