

LET PROPERTY PACK

INVESTMENT INFORMATION

Drummond Road,
Bournemouth BH1

219469165

 www.letproperty.co.uk





Property Description

Our latest listing is in Drummond Road, Bournemouth BH1

Get instant cash flow of **£705** per calendar month with a **6.5%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **9.2%** 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

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Property Key Features

1 Bedroom

1 Bathroom

Spacious Lounge

Good Condition

Factor Fees: £0.00

Ground Rent: Leasehold

Lease Length: 112 years

Current Rent: £705

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £130,000.00 and borrowing of £97,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 130,000.00

25% Deposit	£32,500.00
SDLT Charge	£6,600
Legal Fees	£1,000.00
Total Investment	£40,100.00

Projected Investment Return



The monthly rent of this property is currently set at £705 per calendar month but the potential market rent is

£1,000

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



Returns Based on Rental Income	£705	£1,000
Mortgage Payments on £97,500.00 @ 5%	£406.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Leasehold	
Letting Fees	£70.50	£100.00
Total Monthly Costs	£491.75	£521.25
Monthly Net Income	£213.25	£478.75
Annual Net Income	£2,559.00	£5,745.00
Net Return	6.38%	14.33%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,745.00**
Adjusted To

Net Return **9.34%**

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

Annual Net Income **£3,795.00**
Adjusted To

Net Return **9.46%**

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

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

+ Add to report



£160,000

1 bedroom flat for sale

10 Drummond Road, Bournemouth,

CURRENTLY ADVERTISED

SOLD STC

Marketed from 4 Apr 2025 by MRKT Property Experts, Bournemouth

+ Add to report

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**.



£995 pcm

1 bedroom flat

Drummond Road,, Bournemouth

NO LONGER ADVERTISED

LET AGREED

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

+ Add to report



£850 pcm

1 bedroom flat

Bournemouth

NO LONGER ADVERTISED

LET AGREED

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

+ Add to report

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.



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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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