

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Clockhouse Way, Braintree,  
CM7 3RD

218792465

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Clockhouse Way, Braintree, CM7 3RD

Get instant cash flow of **£1,601** per calendar month with a **6.62%** Gross Yield for investors.

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...



Clockhouse Way,  
Braintree, CM7 3RD

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## Property Key Features

**2 Bedrooms**

**2 Bathrooms**

**Portfolio of 2 Flats**

**Easy Access to Local Amenities**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £1,601**

# Lounge





# Kitchen



# Bedrooms





# Bathroom



# Exterior







Figures based on assumed purchase price of £319,000.00 and borrowing of £239,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 319,000.00

25% Deposit **£79,750.00**

SDLT Charge **£21,900**

Legal Fees **£1,000.00**

**Total Investment £102,650.00**

# Projected Investment Return



The monthly rent of this property is currently set at £1,601 per calendar month



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



<b>Returns Based on Rental Income</b>	<b>£1,601</b>
Mortgage Payments on £239,250.00 @ 5%	<b>£996.88</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>TBC</b>
Ground Rent	<b>Freehold</b>
Letting Fees	<b>£160.10</b>
<b>Total Monthly Costs</b>	<b>£1,171.98</b>
<b>Monthly Net Income</b>	<b>£429.03</b>
<b>Annual Net Income</b>	<b>£5,148.30</b>
<b>Net Return</b>	<b>5.02%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,946.30**  
Adjusted To

Net Return                      **1.90%**

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

Annual Net Income      **£363.30**  
Adjusted To

Net Return                      **0.35%**



# 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 £325,000.



£325,000

## 2 bedroom apartment for sale

+ Add to report

Stortford Road, Dunmow

CURRENTLY ADVERTISED

Marketed from 15 Sep 2025 by James & Co, Great Dunmow

Modern Apartments | Inspired by the ART DECO ERA | Central Position within the Town | First Floor...



£320,000

## 2 bedroom maisonette for sale

+ Add to report

Philip Whitehead Road, Chelmsford

CURRENTLY ADVERTISED

SOLD STC

Marketed from 6 May 2025 by haart, Chelmsford

First Floor Maisonette | Two Bedroom | Sought-After Location | Allocated Parking | Also Available...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,650 based on the analysis carried out by our letting team at **Let Property Management**.



£1,650 pcm

## 2 bedroom apartment

+ Add to report

Wilfred Waterman Drive, Chelmsford

CURRENTLY ADVERTISED

LET AGREED

Marketed from 4 Sep 2025 by Michaels Property Consultants Ltd, Braintree

AVAILABLE FOR OCTOBER MOVE IN | EXECUTIVE TOP FLOOR APARTMENT | SOUGHT AFTER BEAULIEU PARK LOCATI...



£1,625 pcm

## 2 bedroom apartment

+ Add to report

Baddow Court, Chelmsford

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Jul 2025 to 1 Sep 2025 (54 days) by Property Stop, Chelmsford

A unique and very spacious split level apartment of quality, forming part of this handsome and ve...

# Current Tenant Profile



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.



**LETPROPERTY**