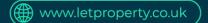


# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Clockhouse Way, Braintree, CM7 3RD

218792465











## **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



## **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

218792465

## Lounge





# Kitchen





## **Bedrooms**





# **Bathroom**





## **Exterior**





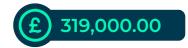
#### **Initial Outlay**





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**



25% Deposit **£79,750.00** 

SDLT Charge £21,900

Legal Fees £1,000.00

Total Investment £102,650.00

## **Projected Investment Return**



£1,601

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

**Returns Based on Rental Income** 



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

Mortgage Payments on £239,250.00 @ 5%	£996.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	Freehold
Letting Fees	£160.10
Total Monthly Costs	£1,171.98
Monthly Net Income	£429.03
Annual Net Income	£5,148.30
Net Return	5.02%

## 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.



2 bedroom apartment for sale

+ Add to report

Stortford Road, Dunmow

**CURRENTLY ADVERTISED** 

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

£325,000

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



2 bedroom maisonette for sale

+ Add to report

Philip Whitehead Road, Chelmsford

CURRENTLY ADVERTISED

SOLD STC

Marketed from 6 May 2025 by haart, Chelmsford

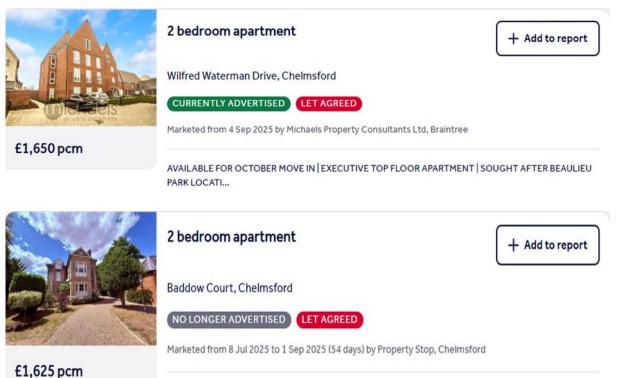
£320,000

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.



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.





# Interested in this property investment?

Call us on **0141 478 0985** 



Clockhouse Way, Braintree, CM7 3RD



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.