

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Osric Court Peterborough  
PE1 5LW

220467513

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





## Property Description

Our latest listing is in Osric Court  
Peterborough PE1 5LW

Get instant cash flow of **£700** per calendar  
month with a **7.0%** Gross Yield for investors.

This property has a potential to rent for **£854**  
which would provide the investor a Gross Yield  
of **8.5%** if the rent was increased to market  
rate.

**With a location that allows for easy access to  
local amenities, and a space that has been  
well kept, this property would be a reliable  
addition to an investors portfolio.**

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



Osric Court Peterborough  
PE1 5LW

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## Property Key Features

2 bedroom

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £200.00 PM

Ground Rent: 98 years

Lease Length: Leasehold

Current Rent: £700

Market Rent: £854

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 120,000.00

25% Deposit	£30,000.00
SDLT Charge	£6,000
Legal Fees	£1,000.00
Total Investment	£37,000.00

# 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 £700 per calendar month but the potential market rent is

£ 854

Returns Based on Rental Income	£700	£854
Mortgage Payments on £90,000.00 @ 5%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£200.00	
Ground Rent	98 years	
Letting Fees	£70.00	£85.40
<b>Total Monthly Costs</b>	<b>£660.00</b>	<b>£675.40</b>
<b>Monthly Net Income</b>	<b>£40.00</b>	<b>£178.60</b>
<b>Annual Net Income</b>	<b>£480.00</b>	<b>£2,143.20</b>
<b>Net Return</b>	<b>1.30%</b>	<b>5.79%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£435.20**  
Adjusted To

Net Return                      **1.18%**

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

Annual Net Income      **£343.20**  
Adjusted To

Net Return                      **0.93%**

# 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 £135,000.



£135,000

## 2 bedroom flat for sale

+ Add to report

Osrice Court, Peterborough, PE1

NO LONGER ADVERTISED

SOLD STC

Marketed from 28 Aug 2024 to 13 Feb 2025 (169 days) by Rosedale Property Agents, Peterborough



£130,000

## 2 bedroom apartment for sale

+ Add to report

Osrice Court, Peterborough

NO LONGER ADVERTISED

Marketed from 26 Jul 2025 to 14 Aug 2025 (18 days) by Firmin & Co, Peterborough

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

## 2 bedroom flat

+ Add to report

Osric Court, Eastfield, Peterborough

NO LONGER ADVERTISED

Marketed from 10 Jul 2023 to 13 Jul 2023 (3 days) by City & County (UK) Ltd, Peterborough



£795 pcm

## 2 bedroom apartment

+ Add to report

Osric Court, Peterborough

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 Mar 2025 to 7 Apr 2025 (16 days) by Firmin & Co, Hampton

# 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: **6+ 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**