


# LET PROPERTY PACK

## INVESTMENT INFORMATION

Albion Court, Fore Street,  
Kingsbridge, TQ7

220507141

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





## Property Description

Our latest listing is in Albion Court, Fore Street, Kingsbridge, TQ7

This property has a potential to rent for **£673** which would provide the investor a Gross Yield of **4.7%** if the rent was increased to market rate.

**This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.**

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



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## Property Key Features

**2 bedrooms**

**1 bathroom**

**Private indoor space**

**Versatile living areas**

**Factor Fees: £100 PM**

**Ground Rent: £17.00 PM**

**Lease Length: 154**

**Market Rent: £673**

# Lounge

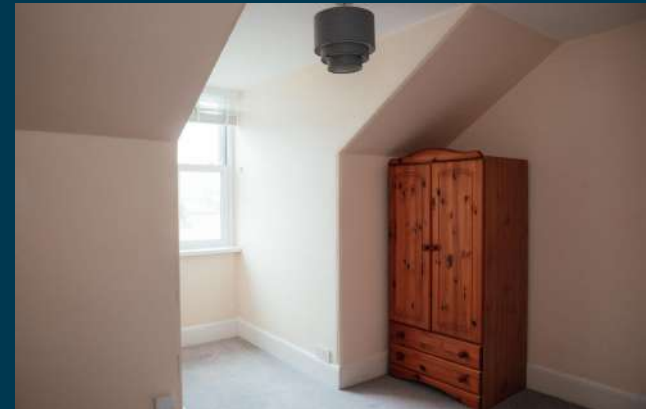




# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of 173,250.00 and borrowing of £129,937.50 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 173,250.00

25% Deposit £43,312.50

SDLT Charge £9,628

Legal Fees £1,000.00

Total Investment £53,940.00

# Projected Investment Return



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



Returns Based on Rental Income	£673
Mortgage Payments on £129,937.50 @ 5%	£541.41
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£100.00
Ground Rent	£17.00
Letting Fees	£67.30
Total Monthly Costs	£740.71
Monthly Net Income	-£67.71
Annual Net Income	-£812.48
Net Return	-1.51%

# Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£2,158.48**

Net Return **-4.00%**

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

Annual Net Income Adjusted To **-£3,207.23**

Net Return **-5.95%**



# 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 £180,000.



£180,000

## 2 bedroom apartment for sale

+ Add to report

Fore Street, Kingsbridge, TQ7

NO LONGER ADVERTISED

SOLD STC

Marketed from 10 Sep 2024 to 4 Jul 2025 (297 days) by GET AN OFFER, Worthing



£179,950

## 2 bedroom flat for sale

+ Add to report

Duncombe Street, Kingsbridge

NO LONGER ADVERTISED

SOLD STC

Marketed from 22 Apr 2024 to 9 Oct 2024 (169 days) by Kingsbridge Estate Agents Ltd, Kingsbridge

# 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](#)

Albion Gardens, Kingsbridge, TQ7

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 May 2025 to 16 Jun 2025 (38 days) by Charles Head, Kingsbridge



**£825 pcm**

**2 bedroom flat**

[+ Add to report](#)

Albion Court, Kingsbridge

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Nov 2024 to 21 Feb 2025 (107 days) by Kingsbridge Estate Agents Ltd, Kingsbridge

# 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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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**