

LET PROPERTY PACK

INVESTMENT INFORMATION

Mantle Road, Leicester, LE3

221404073











Property Description

Our latest listing is in Mantle Road, Leicester, LE3

Get instant cash flow of £1,000 per calendar month with a 6.2% Gross Yield for investors.

This property has a potential to rent for £1,050 which would provide the investor a Gross Yield of 6.5% 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...







Mantle Road, Leicester, LE3



Property Key Features

3 Bedrooms

1 Bathroom

Spacious Lounge

Good Condition

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,000

Market Rent: £1,050

221404073

Lounge









Kitchen









Bedrooms









Bathroom







Exterior









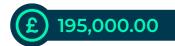
Initial Outlay





Figures based on assumed purchase price of £195,000.00 and borrowing of £146,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£48,750.00**

SDLT Charge £11,150

Legal Fees £1,000.00

Total Investment £60,900.00

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 £1,000 per calendar month but the potential market rent is

| Returns Based on Rental Income | £1,000 | £1,050 |
|---------------------------------------|-----------|-----------|
| Mortgage Payments on £146,250.00 @ 5% | £609.38 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | ТВС | |
| Ground Rent | Freehold | |
| Letting Fees | £100.00 | £105.00 |
| Total Monthly Costs | £724.38 | £729.38 |
| Monthly Net Income | £275.63 | £320.63 |
| Annual Net Income | £3,307.50 | £3,847.50 |
| Net Return | 5.43% | 6.32% |

Return Stress Test Analysis Report





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

Annual Net Income

£1,747.50

Adjusted To

Net Return

2.87%

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

Annual Net Income

£922.50

Adjusted To

Net Return

1.51%

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 £174,000.



2 bedroom terraced house for sale

+ Add to report

Mantle Road, Off Tudor Road, Leicester, LE3 5HG

NO LONGER ADVERTISED

Marketed from 15 Apr 2022 to 20 Apr 2022 (5 days) by Leicester Premier Estate Agents, Leicester

£174,950



£161,000

2 bedroom terraced house for sale

+ Add to report

Mantle Road, Leicester, LE3

NO LONGER ADVERTISED

Marketed from 8 Aug 2024 to 14 Feb 2025 (189 days) by Let Property Sales & Management, Glasgow

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at Let Property Management.



£1,200 pcm

3 bedroom terraced house

+ Add to report

Bassett Street, Leicester, Leicestershire, LE3

NO LONGER ADVERTISED LET AGREED

Marketed from 17 Jul 2025 to 4 Sep 2025 (48 days) by Moore & York, Covering Leicestershire



£850 pcm

3 bedroom terraced house

+ Add to report

Mantle Road, Leicester

NO LONGER ADVERTISED

Marketed from 1 Sep 2022 to 3 Oct 2022 (31 days) by Sky Blue Homes, Leicester

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: **Moved in** within the last 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**



Mantle Road, Leicester, LE3



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.