

LET PROPERTY PACK

INVESTMENT INFORMATION

Rope Walk, Ipswich, IP4

219328832

 www.letproperty.co.uk





Property Description

Our latest listing is in Rope Walk, Ipswich, IP4

Get instant cash flow of **£600** per calendar month with a **7.8%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **9.8%** 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...



Rope Walk, Ipswich, IP4

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Property Key Features

1 bathroom

Private indoor space

Versatile living areas

Factor Fees: £144.00 PM

Ground Rent: TBC

Lease Length: 114 years

Current Rent: £600

Market Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of 92,000.00 and borrowing of £69,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 92,000.00

25% Deposit	£23,000.00
SDLT Charge	£4,600
Legal Fees	£1,000.00
Total Investment	£28,600.00

Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 750

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



Returns Based on Rental Income	£600	£750
Mortgage Payments on £69,000.00 @ 5%	£287.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£144.00	
Ground Rent	TBC	
Letting Fees	£60.00	£75.00
Total Monthly Costs	£506.50	£521.50
Monthly Net Income	£93.50	£228.50
Annual Net Income	£1,122.00	£2,742.00
Net Return	3.92%	9.59%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,242.00**
Adjusted To

Net Return **4.34%**

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

Annual Net Income **£1,362.00**
Adjusted To

Net Return **4.76%**

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 £100,000.



£100,000

Studio flat for sale

[+ Add to report](#)

Orwell Place, Ipswich, Suffolk, IP4

NO LONGER ADVERTISED

Marketed from 6 Mar 2025 to 1 Jul 2025 (117 days) by Countywide Properties Limited, Ipswich

SPACIOUS STUDIO APARTMENT | LOCATED IN IPSWICH TOWN CENTRE | GRADE II LISTED WITH MANY



£85,000

Studio flat for sale

[+ Add to report](#)

Anglesea Road, Ipswich, Suffolk, IP1

CURRENTLY ADVERTISED

Marketed from 28 Mar 2025 by Maxwell Brown, Stowmarket

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

Studio flat

+ Add to report

Key Street, Ipswich, Suffolk, IP4

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 May 2021 to 2 Jul 2025 (1504 days) by Countywide Properties Limited, Ipswich

LUXURY WATERFRONT LIVING | 10 MINUTE WALK TO IPSWICH TOWN CENTRE & TRAIN STATION | 1



£800 pcm

Studio flat

+ Add to report

Key Street, Ipswich, Suffolk, IP4

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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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved in within 2 years**



Payment history: **On time for length of tenancy**

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.



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