

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Chandlers Court, Hull, HU9

222526021

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





## Property Description

Our latest listing is in Chandlers Court, Hull, HU9

Get instant cash flow of **£550** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£792** which would provide the investor a Gross Yield of **7.5%** 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...



Chandlers Court, Hull,  
HU9

222526021



## Property Key Features

**2 bedrooms**

**1 bathrooms**

**Spacious rooms**

**Good condition**

**Factor Fees: £75.00 pm**

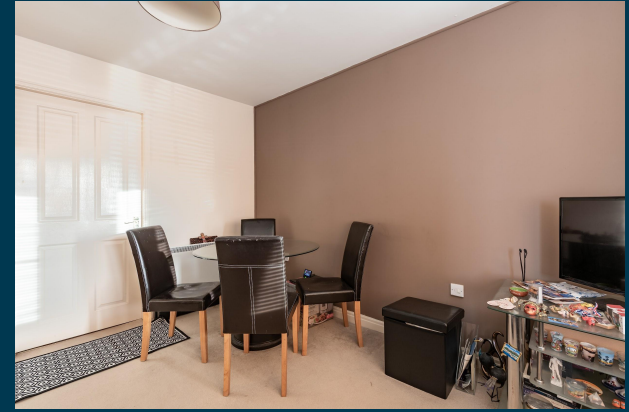
**Ground Rent: £12.50 pm**

**Lease Length: 102 years**

**Current Rent: £550**

**Market Rent: £792**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £126,000.00 and borrowing of £94,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 126,000.00

25% Deposit	£31,500.00
SDLT Charge	£6,320
Legal Fees	£1,000.00
Total Investment	£38,820.00

# Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 792



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



Returns Based on Rental Income	£550	£792
Mortgage Payments on £94,500.00 @ 5%	£393.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£75.00	
Ground Rent	£12.50	
Letting Fees	£55.00	£79.20
Total Monthly Costs	£551.25	£575.45
Monthly Net Income	-£1.25	£216.55
Annual Net Income	-£15.00	£2,598.60
Net Return	-0.04%	6.69%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,014.60**  
Adjusted To

Net Return                      **2.61%**

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

Annual Net Income      **£858.60**  
Adjusted To

Net Return                      **2.21%**

# 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 £125,000.



**£125,000**

## 2 bedroom flat for sale

+ Add to req

Lock Keepers Court, Hull, HU9

NO LONGER ADVERTISED

Marketed from 19 Sep 2025 to 23 Sep 2025 (3 days) by Let Property Sales & Management, Glasgow



**£112,000**

## 2 bedroom flat for sale

+ Add t

Lock Keepers Court, Hull, East Riding of Yorkshire, HU9

NO LONGER ADVERTISED

Marketed from 21 Aug 2025 to 20 Nov 2025 (91 days) by Linley & Simpson, Hull & Surrounding

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



**£950 pcm**

## 2 bedroom flat

Lancelot Court, HULL, HU9 1QD

NO LONGER ADVERTISED

Marketed from 22 Sep 2025 to 23 Sep 2025 by Headstart Properties UK Ltd, Hull



**£850 pcm**

## 2 bedroom flat

Lancelot Court, Hull, East Riding Of Yorkshire, HU9

NO LONGER ADVERTISED

Marketed from 5 May 2023 to 6 Oct 2025 (884 days) by Ultralets, Beverley

# 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: **11 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.



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