

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Saxelby Road, Melton Mowbray, LE14

223414283











## **Property Description**

Our latest listing is in Saxelby Road, Melton Mowbray, LE14

This property has a potential to rent for £2,200 which would provide the investor a Gross Yield of 10.7% if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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







Saxelby Road, Melton Mowbray, LE14



3 Bedrooms

1 Bathroom

Spacious Lounge and Game Room

**Fully-Equipped Kitchen** 

Factor Fees: £0.00

**Ground Rent: Freehold** 

Lease Length: Freehold

Market Rent: £2,200

223414283

# Lounge









# Kitchen









# **Bedrooms**









## **Bathroom**





# **Exterior**









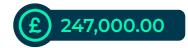
## **Initial Outlay**





Figures based on assumed purchase price of £247,000.00 and borrowing of £185,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£61,750.00** 

SDLT Charge £14,790

Legal Fees £1,000.00

Total Investment £77,540.00

## **Projected Investment Return**





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

Returns Based on Rental Income	£2,200
Mortgage Payments on £185,250.00 @ 5%	£771.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£220.00
Total Monthly Costs	£1,006.88
Monthly Net Income	£1,193.13
Annual Net Income	£14,317.50
Net Return	18.46%

## Return Stress Test Analysis Report





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

Annual Net Income

£9,917.50

Adjusted To

Net Return

**12.79**%

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

Annual Net Income

£10,612.50

Adjusted To

Net Return

13.69%

## 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 £290,000.



3 bedroom detached house for sale

+ Add to report

Wreake Crescent, Asfordby

NO LONGER ADVERTISED

SOLD STC

Marketed from 31 Oct 2023 to 14 Jul 2024 (256 days) by Mike Ford Estate Agents & Valuers LTD, Melton Mowbray



3 bedroom semi-detached house for sale

+ Add to report

Station Lane, Asfordby, Melton Mowbray, LE14 3SL

NO LONGER ADVERTISED

Marketed from 7 Sep 2024 to 5 May 2025 (240 days) by Jelson Homes Ltd

£289,950

£290,000

## Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,500 based on the analysis carried out by our letting team at **Let Property Management**.



£2,500 pcm

#### 3 bedroom detached house

+ Add to report

Burton Gardens, Keyworth, Nottingham, Nottinghamshire, NG12

#### CURRENTLY ADVERTISED

Marketed from 3 Dec 2025 by Rex Gooding, West Bridgford

New 3-bedroom detached house set within the new development off Nicker Hill, the most sought-afte...



£2,250 pcm

#### 3 bedroom bungalow

+ Add to report

14 Church Leys, Station Road, Reasby, Leicestershire, LE7 4ZJ

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Feb 2025 to 8 Apr 2025 (57 days) by Kings Property Management & Lettings LTD, Sileby





# Interested in this property investment?

Call us on **0141 478 0985** 



Saxelby Road, Melton Mowbray, LE14



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.