

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Fairfax Court, St. Neots,  
PE19

212670658

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





## Property Description

Our latest listing is in Fairfax Court, St. Neots, PE19

This property has a potential to rent for **£1,300** which would provide the investor a Gross Yield of **12.0%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.**

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



LET PROPERTY



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PE19

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## Property Key Features

2 bedroom

1 bathroom

Spacious Room

Good Condition

Factor Fees: £116 pm

Ground Rent: £0.83 pm

Lease Length: 92 years

Market Rent: £1,300

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



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## ASSUMED PURCHASE PRICE

£ 189,000.00

25% Deposit	£47,250.00
SDLT Charge	£10,730
Legal Fees	£1,000.00
Total Investment	£58,980.00

Figures based on assumed purchase price of £189,000.00 and borrowing of £141,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

# Projected Investment Return



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



Returns Based on Rental Income	£1,300
Mortgage Payments on £141,750.00 @ 5%	£590.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£116.00
Ground Rent	£0.83
Letting Fees	£130.00
<b>Total Monthly Costs</b>	<b>£852.46</b>
<b>Monthly Net Income</b>	<b>£447.55</b>
<b>Annual Net Income</b>	<b>£5,370.54</b>
<b>Net Return</b>	<b>9.11%</b>

# Return Stress Test Analysis Report



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

Annual Net Income **£2,770.54**  
Adjusted To

Net Return **4.70%**

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

Annual Net Income **£2,545.50**  
Adjusted To

Net Return **4.32%**

# 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 £190,000.



£190,000

## 2 bedroom maisonette for sale

Henbrook, St. Neots, PE19

[+ Add to report](#)

NO LONGER ADVERTISED

Marketed from 13 Jul 2022 to 15 Aug 2022 (33 days) by Cooper Wallace, Bedford



£175,000

## 2 bedroom apartment for sale

Eynesbury, St. Neots

[+ Add to report](#)

CURRENTLY ADVERTISED

Marketed from 13 May 2025 by Pirie Homes, St. Neots

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

2 bedroom ground floor flat

+ Add to report

Hinsby Court, Shepherds Drive, Eynesbury, St Neots, Cambridgeshire, PE19

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Jul 2025 to 18 Aug 2025 (35 days) by Keeleys, Ely



£1,300 pcm

2 bedroom flat

+ Add to report

Church Street, St. Neots, PE19

NO LONGER ADVERTISED

Marketed from 8 Apr 2025 to 9 Apr 2025 by Lovett Sales & Lettings, St. Neots

# 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**

**Current term of tenancy: N/A**

**Standard Tenancy Agreement In Place: N/A**

**Payment history: N/A**

**Fully compliant tenancy: N/A**

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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