

LET PROPERTY PACK

INVESTMENT INFORMATION

Regents Court,
Cottingham, HU16

224681181

 www.letproperty.co.uk





Property Description

Our latest listing is in Regents Court, Cottingham, HU16

Get instant cash flow of **£605** per calendar month with a **6.7%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfected 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...



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Property Key Features

1 bedroom

1 bathroom

Spacious Lounge

Good Condition

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 966 years

Current Rent: £605

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £108,000.00 and borrowing of £81,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 108,000.00

25% Deposit £27,000.00

SDLT Charge £5,400

Legal Fees £1,000.00

Total Investment £33,400.00

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 £605 per calendar month.

Returns Based on Rental Income	£605
Mortgage Payments on £81,000.00 @ 5%	£337.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£60.50
Total Monthly Costs	£413.00
Monthly Net Income	£192.00
Annual Net Income	£2,304.00
Net Return	6.90%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,094.00**
Adjusted To

Net Return **3.28%**

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

Annual Net Income **£684.00**
Adjusted To

Net Return **2.05%**

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 £99,950.



£99,950

1 bedroom apartment for sale

+ Add to report

New Finkle Court, Finkle Street, Cottingham

NO LONGER ADVERTISED

Marketed from 28 Feb 2024 to 3 Jun 2024 (95 days) by Staniford Grays, Swanland



£95,000

1 bedroom apartment for sale

+ Add to report

Elm Tree Court, Cottingham, East Yorkshire, HU16

NO LONGER ADVERTISED **SOLD STC**

Marketed from 11 Aug 2020 to 5 Aug 2021 (359 days) by Beercocks, Cottingham

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

1 bedroom flat

King Street, Cottingham, HU16

NO LONGER ADVERTISED

Marketed from 30 Aug 2023 to 3 Jan 2024 (125 days) by Gro Residential Management, Hull

+ Add to report



£605 pcm

1 bedroom flat

Finkle Street, HU16 4AB

NO LONGER ADVERTISED

Marketed from 12 Mar 2025 to 25 Mar 2025 (12 days) by Dee Atkinson & Harrison, Driffield

+ Add to report

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 the last 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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