

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Grasmere Court,  
Nottingham, NG10 4EE

222543258

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





## Property Description

Our latest listing is in Grasmere Court, Nottingham, NG10 4EE

Get instant cash flow of **£750** per calendar month with a **8.2%** Gross Yield for investors.

This property has a potential to rent for **£807** which would provide the investor a Gross Yield of **8.8%** if the rent was increased to market rate.

**With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.**

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



Grasmere Court,  
Nottingham, NG10 4EE

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## Property Key Features

**2 bedroom**

**1 bathroom**

**Spacious Rooms**

**Well Equipped Kitchen**

**Factor Fees: £50**

**Ground Rent: 991 years**

**Lease Length: Freehold**

**Current Rent: £750**

**Market Rent: £807**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £110,000.00 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 110,000.00

25% Deposit	£27,500.00
SDLT Charge	£5,500
Legal Fees	£1,000.00
Total Investment	£34,000.00

# Projected Investment Return



The monthly rent of this property is currently set at £750.00 per calendar month but the potential market rent is

£ 807



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



Returns Based on Rental Income	£750.00	£807.00
Mortgage Payments on £82,500.00 @ 5%	<b>£343.75</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>£50.00</b>	
Ground Rent	<b>991 years</b>	
Letting Fees	<b>£75.00</b>	<b>£80.70</b>
<b>Total Monthly Costs</b>	<b>£483.75</b>	<b>£489.45</b>
<b>Monthly Net Income</b>	<b>£266.25</b>	<b>£317.55</b>
<b>Annual Net Income</b>	<b>£3,195.00</b>	<b>£3,810.60</b>
<b>Net Return</b>	<b>9.40%</b>	<b>11.21%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,196.60**  
Adjusted To

Net Return                      **6.46%**

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

Annual Net Income      **£2,160.60**  
Adjusted To

Net Return                      **6.35%**

# 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 £120,000.



**£120,000**

## 2 bedroom flat for sale

[+ Add to report](#)

Upper Wellington Street, Long Eaton, Nottingham, Derbyshire, NG10

NO LONGER ADVERTISED

Marketed from 13 Aug 2025 to 16 Jan 2026 (155 days) by Frank Innes, Long Eaton



**£120,000**

## 2 bedroom apartment for sale

[+ Add to report](#)

Upper Wellington Street, Long Eaton

CURRENTLY ADVERTISED

Marketed from 22 Apr 2025 by Robert Ellis, Long Eaton

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £810 based on the analysis carried out by our letting team at **Let Property Management**.



£810 pcm

## 2 bedroom flat

+ Add to report

Russell Court, Derby Road, Long Eaton, Nottingham, NG10 4LT

CURRENTLY ADVERTISED

Marketed from 5 Mar 2026 by Habodel Property Services Ltd, Doncaster



£800 pcm

## 2 bedroom flat

+ Add to report

Russell Court, Derby Road, Long Eaton, Nottingham, NG10 4LT

NO LONGER ADVERTISED

Marketed from 3 Oct 2025 to 9 Oct 2025 (6 days) by Habodel Property Services Ltd, Doncaster

# 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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