

LET PROPERTY PACK

INVESTMENT INFORMATION

Water Croft, Worcester,
WR4 0HR

225285125

 www.letproperty.co.uk





Property Description

Our latest listing is in Water Croft, Worcester, WR4 0HR

Get instant cash flow of **£700** per calendar month with a **6.7%** Gross Yield for investors.

This property has a potential to rent for **£802** which would provide the investor a Gross Yield of **7.7%** 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...



Water Croft, Worcester,
WR4 0HR

225285125



Property Key Features

2 Bedroom

1 Bathroom

Spacious Room

Well Equipped Kitchen

Factor Fees: £127.97

Ground Rent: £16.60

Lease Length: 65 years

Current Rent: £700

Market Rent: £802

Lounge



Kitchen



Bedrooms



Exterior





Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 125,000

SDLT Charge **£6,250**

Legal Fees **£1,000**

Total Investment £132,250

Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£ 802



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



Returns Based on Rental Income	£700	£802
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£127.97	
Ground Rent	£16.60	
Letting Fees	£70.00	£80.20
Total Monthly Costs	£229.57	£239.77
Monthly Net Income	£470.43	£562.23
Annual Net Income	£5,645.16	£6,746.76
Net Return	4.27%	5.10%

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,143**
Adjusted To

Net Return **3.89%**

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 apartment for sale

+ Add to report

Wain Green, Long Meadow, Worcester, WR4 0HP

CURRENTLY ADVERTISED

Marketed from 3 Nov 2025 by Platinum Property Agents, Worcestershire



£100,000

2 bedroom apartment for sale

+ Add to report

Tolladine Road, Worcester, Worcestershire

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 17 Nov 2025 by Leaders Sales, Worcester

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £825 based on the analysis carried out by our letting team at **Let Property Management**.



£825 pcm

2 bedroom apartment

+ Add to report

Wain Green, Long Meadow, Worcester, Worcestershire, WR4 0HP - 6 Month Tenancy Only

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 Nov 2025 to 16 Feb 2026 (88 days) by Platinum Property Agents, Worcestershire



£750 pcm

2 bedroom apartment

+ Add to report

Watercroft, Long Meadow

NO LONGER ADVERTISED

Marketed from 19 Feb 2025 to 24 Feb 2025 (4 days) by Martin & Co, Worcester

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.



www.letproperty.co.uk

Water Croft, Worcester, WR4 0HR

PROPERTY ID: 12345678

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.



LETPROPERTY