

The Secret to Investing in Property

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Do you have a lump sum to invest? Are you looking for a good long term investment nest egg? Are you looking to diversify your investment portfolio? Are you looking for new investment opportunities?

If so, you may wish to consider investing in buy-to-let property. Investing in buy-to-let can be an investment opportunity with both immediate and future benefits. A well chosen investment property can give good long-term return both in capital and rental income.

The Secret

Choose the right property. Sounds simple, but all too easy to get wrong. For example:

Someone we know recently bought a bad investment property. It was the wrong type of property, the price too high for the return and bought when the market was at the top.

Roughly the figures looked like this:

Purchase price £375,000.

Now worth £350,000.

Void period before first let: 2 months.

Rent: £1100 pcm

Gross return on investment, presuming no void periods: 3.5%

On the other hand, take someone who we recently advised:

Purchase price £234,000.

Now worth £236,000

Void period before first let: 14 days

Rent: £1185 pcm

Gross return on investment: 6%

As Trevor Hames Managing Director of Cambridge Property Lettings says 'anyone can buy a property, not everyone can buy an investment.'

Cambridge Property Lettings is delighted to help and advise investors on suitable investment properties to purchase and let to tenants in the Cambridge area. With their years of experience and expertise in the field, they can help you catch the best property investment opportunities as they become available.

Further information:

Why not call Trevor for a free consultation:

Cambridge Property Lettings

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