

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Cresswell Court, Douglas  
Road, Stanwell,  
Staines-upon-Thames,  
TW19

210260359

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





## Property Description

Our latest listing is in Cresswell Court, Douglas Road, Stanwell, Staines-upon-Thames, TW19

This property has a potential to rent for **£1,700** which would provide the investor a Gross Yield of **7.8%** 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..**



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## Property Key Features

**2 Bedrooms**

**2 Bathrooms**

**Spacious Lounge**

**Allocated Parking**

**Factor Fees: £166.00**

**Ground Rent: £20.00**

**Lease Length: 104 years**

**Current Rent: VACANT**

**Market Rent: £1,700**



# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior





Figures based on assumed purchase price of £260,000.00 and borrowing of £195,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 260,000

25% Deposit	£65,000.00
SDLT Charge	8300
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£74,300.00</b>

# Projected Investment Return



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



<b>Returns Based on Rental Income</b>	<b>£1,700</b>
Mortgage Payments on £195,000.00 @ 5%	<b>£812.50</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£166.00</b>
Ground Rent	<b>£20.00</b>
Letting Fees	<b>£170.00</b>
<b>Total Monthly Costs</b>	<b>£1,183.50</b>
<b>Monthly Net Income</b>	<b>£517</b>
<b>Annual Net Income</b>	<b>£6,198</b>
<b>Net Return</b>	<b>8.34%</b>



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,798**  
Adjusted To

Net Return                      **3.77%**

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

Annual Net Income      **£2,538**  
Adjusted To

Net Return                      **3.42%**

# 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 £300,000.



£300,000

## 2 bedroom flat for sale

[+ Add to report](#)

The Grange, De Havilland Way, Staines-Upon-Thames, TW19

NO LONGER ADVERTISED

Marketed from 9 May 2017 to 8 Aug 2018 (456 days) by Chancellors, Sunbury



£250,000

## 2 bedroom apartment for sale

[+ Add to report](#)

Dutch Barn Close, Stanwell, Staines-upon-Thames, Surrey, TW19

NO LONGER ADVERTISED

Marketed from 27 May 2020 to 14 Jul 2020 (48 days) by Stirling Ackroyd Sales, Staines

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,800 based on the analysis carried out by our letting team at **Let Property Management**.



£1,800 pcm

## 2 bedroom terraced house

+ Add to report

Clare Road, Staines-Upon-Thames

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Feb 2024 to 26 Mar 2024 (45 days) by Aspen Estate Agents Limited, Surrey



£1,350 pcm

## 2 bedroom flat

+ Add to report

High Street, Stanwell, TW19

NO LONGER ADVERTISED

LET AGREED






Marketed from 31 Jul 2024 to 19 Sep 2024 (49 days) by Addison Giles, Slough



# Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

-  Tenancy Agreement in place: **NO**
-  Current term of tenancy: **VACANT**
-  Standard Tenancy Agreement In Place: **NO**
-  Payment history: **N/A**
-  Fully compliant tenancy: **NO**  
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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