

LET PROPERTY PACK

INVESTMENT INFORMATION

Cresswell Court, Douglas
Road, Stanwell, TW19

210260359

 www.letproperty.co.uk





Property Description

Our latest listing is in Cresswell Court, Douglas Road, Stanwell, TW19

Get instant cash flow of **£1,400** per calendar month with a **6.5%** Gross Yield for investors.

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...



Cresswell Court, Douglas
Road, Stanwell, TW19

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Property Key Features

2 Bedrooms

2 Bathrooms

Spacious Lounge

Allocated Parking

Factor Fees: £166.00

Ground Rent: £22.50

Lease Length: 104 years

Current Rent: £1,400

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
Total Investment	£74,300.00

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.



The monthly rent of this property is currently set at £1,400 per calendar month but the potential market rent is

£ 1,700

Returns Based on Rental Income	£1,400	£1,700
Mortgage Payments on £195,000.00 @ 5%	£812.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£166.00	
Ground Rent	£22.50	
Letting Fees	£140.00	£170.00
Total Monthly Costs	£1,156.00	£1,186.00
Monthly Net Income	£244	£514
Annual Net Income	£2,928	£6,168
Net Return	3.94%	8.30%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,768**
Adjusted To

Net Return **3.73%**

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: **YES**
-  Standard Tenancy Agreement In Place: **YES**
-  Fully compliant tenancy: **YES**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **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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TW19

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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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