

# LET PROPERTY PACK

## INVESTMENT INFORMATION

St. Christopher Avenue,  
Stoke-On-Trent, ST4

211357162

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





## Property Description

Our latest listing is in St. Christopher Avenue, Stoke-On-Trent, ST4

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **9.8%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfected 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

**1 bedroom**

**1 bathroom**

**Spacious Room**

**Ensuite**

**Factor Fees: £104.00**

**Ground Rent: TBC**

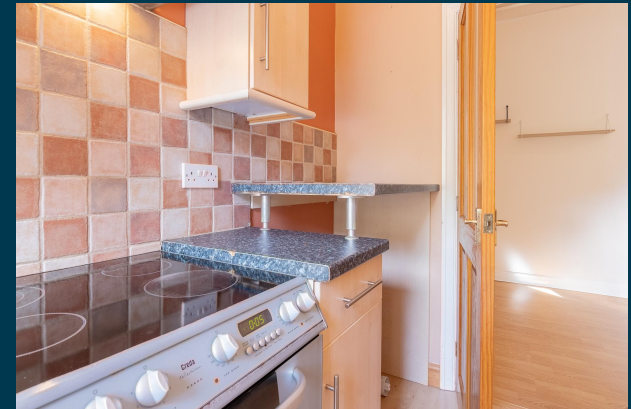
**Lease Length: 60 years**

**Market Rent: £700**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £86,000.00 and borrowing of £64,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 86,000.00

25% Deposit	£21,500.00
SDLT Charge	£2,580
Legal Fees	£1,000.00
Total Investment	£25,080.00

# 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.



Returns Based on Rental Income	£700
Mortgage Payments on £64,500.00 @ 5%	£268.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£104.00
Ground Rent	TBC
Letting Fees	£70.00
<b>Total Monthly Costs</b>	<b>£457.75</b>
<b>Monthly Net Income</b>	<b>£242.25</b>
<b>Annual Net Income</b>	<b>£2,907.00</b>
<b>Net Return</b>	<b>11.59%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,507.00**  
Adjusted To

Net Return                      **6.01%**

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

Annual Net Income      **£1,617.00**  
Adjusted To

Net Return                      **6.45%**

# 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 £90,000.



£90,000

## 1 bedroom flat for sale

+ Add to report

Lodge Road, Penkhull, ST4

CURRENTLY ADVERTISED

Marketed from 10 May 2024 by Northwood, Stoke-on-Trent



£89,950

## 1 bedroom flat for sale

+ Add to report

Maryfield Walk, Penkhull, Stoke-on-Trent, ST4

NO LONGER ADVERTISED **SOLD STC**

Marketed from 18 Nov 2021 to 10 Mar 2023 (476 days) by Belvoir Sales, Stoke-On-Trent

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

1 bedroom flat

+ Add to report

Maryfield Walk, Newcastle-under-Lyme, ST4

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 May 2024 to 2 Jul 2024 (47 days) by Belvoir Newcastle-under-Lyme, Hartshill



£720 pcm

1 bedroom flat

+ Add to report

Trent Vale, Stoke-On-Trent, ST4



NO LONGER ADVERTISED

Marketed from 21 Apr 2023 to 25 Apr 2023 (4 days) by OpenRent, London

# 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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**  
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.



**LETPROPERTY**