

LET PROPERTY PACK

INVESTMENT INFORMATION

Kings Road, Swansea, SA1

214154470

 www.letproperty.co.uk





Property Description

Our latest listing is in Kings Road, Swansea, SA1

Get instant cash flow of **£850** per calendar month with a **7.7%** Gross Yield for investors.

This property has a potential to rent for **£857** which would provide the investor a Gross Yield of **7.7%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

Don't miss out on this fantastic investment opportunity...



Kings Road, Swansea, SA1

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Property Key Features

1 bedroom

1 bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: £221.42 pm

Ground Rent: £22.75 pm

Lease Length: 104 yrs

Current Rent: £850

Market Rent: £857

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £133,000.00 and borrowing of £99,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 133,000.00

25% Deposit	£33,250.00
SDLT Charge	£6,650
Legal Fees	£1,000.00
Total Investment	£40,900.00

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 £850 per calendar month but the potential market rent is



£ 857

Returns Based on Rental Income	£850	£857
Mortgage Payments on £99,750.00 @ 5%	£415.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£221.42	
Ground Rent	£22.75	
Letting Fees	£85.00	£85.70
Total Monthly Costs	£759.80	£760.50
Monthly Net Income	£90.21	£96.51
Annual Net Income	£1,082.46	£1,158.06
Net Return	2.65%	2.83%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£555.94**

Net Return **-1.36%**

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

Annual Net Income Adjusted To **-£563.94**

Net Return **-1.38%**

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 £135,000.



£135,000

1 bedroom flat for sale

+ Add to re

South Quay, Abertawe, Kings Road, Swansea, SA1

NO LONGER ADVERTISED

Marketed from 13 Jun 2023 to 23 Jun 2023 (9 days) by John Francis, Swansea



£132,500

1 bedroom apartment for sale

+ Add t

Kings Road, Swansea, SA1

NO LONGER ADVERTISED

SOLD STC

Marketed from 30 Aug 2021 to 20 Apr 2022 (232 days) by Purplebricks, covering Swansea

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

1 bedroom flat

South Quay, Kings Road, Maritime Quarter

CURRENTLY ADVERTISED

LET AGREED

Marketed from 17 Feb 2025 by Peter Alan, Swansea

+ Add to report



£900 pcm

1 bedroom apartment

Kings Road, SWANSEA

CURRENTLY ADVERTISED

LET AGREED

Marketed from 17 Jan 2025 by Peter Alan, Maritime Quarter

+ Add to report

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: **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.



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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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