

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Bath Road, Slough, SL1

220586163











## **Property Description**

Our latest listing is in Bath Road, Slough, SL1

Get instant cash flow of £1,100 per calendar month with a 7.1% Gross Yield for investors.

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...











1 Bedroom

1 Bathroom

**Compact Kitchen & Lounge** 

Cozy Bedroom

Factor Fees: £100.00 PM

Ground Rent: £25.00 PM

Lease Length: 991 years

Current Rent: £1,100

220586163

# Lounge







# Kitchen







# Bedrooms









# Bathroom









# **Exterior**





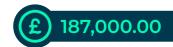
## **Initial Outlay**





Figures based on assumed purchase price of £187,000.00 and borrowing of £140,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£46,750.00** 

SDLT Charge £10,590

Legal Fees £1,000.00

Total Investment £58,340.00

## **Projected Investment Return**





Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.

The monthly rent of this property is currently set at £1,100 per calendar.

Returns Based on Rental Income	£1,100
Mortgage Payments on £140,250.00 @ 5%	£584.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£100.00
Ground Rent	£25.00
Letting Fees	£110.00
Total Monthly Costs	£834.38
Monthly Net Income	£265.63
Annual Net Income	£3,187.50
Net Return	<b>5.46</b> %

## **Return Stress Test Analysis** Report





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

£987.50

Annual Net Income

**Adjusted To** 

Net Return 1.69%

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

Annual Net Income

£682.50

Adjusted To

Net Return

1.17%

## 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 £250,000.



1 bedroom flat for sale

+ Add to report

Slough, Berkshire, SL1

NO LONGER ADVERTISED

Marketed from 12 Nov 2024 to 30 Jun 2025 (229 days) by Chancellors, Slough

£250,000

#### 1 bedroom apartment for sale

227 Bath Road, Slough, ., SL1 5GA

+ Add to report

CURRENTLY ADVERTISED

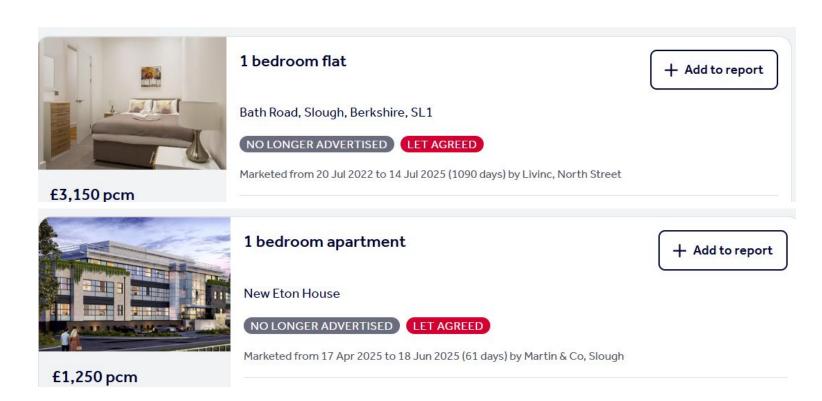
Marketed from 30 Jun 2025 by Pattinson Estate Agents, Auction

£220,000

## **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £3,150 based on the analysis carried out by our letting team at **Let Property Management**.



#### **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



Current term of tenancy: **Moved** within the last 2 years



Standard Tenancy Agreement In Place: **Yes** 



Payment history: On time for length of tenancy



Fully compliant tenancy: Yes

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.





# Interested in this property investment?

Call us on **0141 478 0985** 



Bath Road, Slough, SL1



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.