

LET PROPERTY PACK

INVESTMENT INFORMATION

Bath Road, Slough, SL1

220586163

 www.letproperty.co.uk





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...



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Property Key Features

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

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 187,000.00

25% Deposit £46,750.00

SDLT Charge £10,590

Legal Fees £1,000.00

Total Investment £58,340.00

Projected Investment Return



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

£ 1,100

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



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	5.46%

Return **Stress Test** Analysis Report



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

Annual Net Income **£987.50**
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.



£250,000

1 bedroom flat for sale

Slough, Berkshire, SL1

NO LONGER ADVERTISED

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

+ Add to report



£220,000

1 bedroom apartment for sale

227 Bath Road, Slough, ., SL1 5GA

CURRENTLY ADVERTISED

Marketed from 30 Jun 2025 by Pattinson Estate Agents, Auction

+ Add to report

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**.



£3,150 pcm

1 bedroom flat

+ Add to report

Bath Road, Slough, Berkshire, SL1

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Jul 2022 to 14 Jul 2025 (1090 days) by Livinc, North Street



£1,250 pcm

1 bedroom apartment

+ Add to report

New Eton House

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Apr 2025 to 18 Jun 2025 (61 days) by Martin & Co, 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: **Moved
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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