

LET PROPERTY PACK

INVESTMENT INFORMATION

Wardle Gardens, Leek, ST13
7AR

223555275

 www.letproperty.co.uk





Property Description

Our latest listing is in Wardle Gardens, Leek, ST13 7AR

Get instant cash flow of **£500** per calendar month with a **6.3%** Gross Yield for investors.

This property has a potential to rent for **£625** which would provide the investor a Gross Yield of **7.9%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



LET PROPERTY



Wardle Gardens, Leek,
ST13 7AR

223555275



Property Key Features

1 bedroom

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £100.

Ground Rent: £12.50

Lease Length: 133 years

Current Rent: £500

Market Rent: £625

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



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Figures based on assumed purchase price of £95,000.00 and borrowing of £71,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 95,000.00

25% Deposit	£23,750.00
SDLT Charge	£4,750
Legal Fees	£1,000.00
Total Investment	£29,500.00

Projected Investment Return



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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 £500.00 per calendar month but the potential market rent is

£ 625

Returns Based on Rental Income	£500.00	£625.00
Mortgage Payments on £71,250.00 @ 5%	£296.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£100.00	
Ground Rent	£12.50	
Letting Fees	£50.00	£62.50
Total Monthly Costs	£474.38	£486.88
Monthly Net Income	£25.63	£138.13
Annual Net Income	£307.50	£1,657.50
Net Return	1.04%	5.62%

Return Stress Test Analysis Report



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

Annual Net Income **£407.50**
Adjusted To

Net Return **1.38%**

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

Annual Net Income **£382.50**
Adjusted To

Net Return **1.30%**

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 £64,950.



£105,000

1 bedroom apartment for sale

[+ Add to report](#)

Clover Grove, Wardle Gardens, Leekbrook

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Oct 2023 to 12 Feb 2024 (123 days) by Bury & Hilton, Leek



£95,000

1 bedroom flat for sale

[+ Add to report](#)

Clover Grove, Leekbrook

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Apr 2024 to 6 Feb 2025 (307 days) by Bury & Hilton, Leek

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £625 based on the analysis carried out by our letting team at **Let Property Management**.



£625 pcm

1 bedroom apartment

+ Add to report

Clover Grove, Wardle Gardens, Leekbrook

NO LONGER ADVERTISED

Marketed from 22 Dec 2025 to 22 Dec 2025 by Bury & Hilton, Leek



£575 pcm

1 bedroom apartment

+ Add to report

Clover Grove, Wardle Gardens, Leekbrook

NO LONGER ADVERTISED LET AGREED

Marketed from 12 Mar 2024 to 20 Mar 2024 (7 days) by Bury & Hilton, Leek

Current Tenant Profile



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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