

LET PROPERTY PACK

INVESTMENT INFORMATION

Chopin News, Mazurek
Way, Swindon SN25

224449202

 www.letproperty.co.uk





Property Description

Our latest listing is in Chopin News, Mazurek Way, Swindon SN25

Get instant cash flow of **£1,020** per calendar month with a **7.9%** Gross Yield for investors.

This property has a potential to rent for **£1,020** which would provide the investor a Gross Yield of **7.9%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Chopin News, Mazurek
Way, Swindon SN25

224449202



Property Key Features

2 Bedrooms

2 Bathrooms

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: £193.00 pm

Ground Rent: £17.00 pm

Lease Length: 977 years

Current Rent: £1,020

Market Rent: £1,020

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £155,000.00 and borrowing of £116,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 155,000.00

25% Deposit	£38,750.00
SDLT Charge	£8,350
Legal Fees	£1,000.00
Total Investment	£48,100.00

Projected Investment Return



The monthly rent of this property is currently set at £1,020 per calendar month but the potential market rent is

£ 1,020

Returns Based on Rental Income	£1,020	£1,020
Mortgage Payments on £116,250.00 @ 5%	£484.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£193.00	
Ground Rent	£17.00	
Letting Fees	£102.00	£102.00
Total Monthly Costs	£811.38	£811.38
Monthly Net Income	£208.63	£208.63
Annual Net Income	£2,503.50	£2,503.50
Net Return	5.20%	5.20%

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



Return **Stress Test** Analysis Report



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

Annual Net Income **£463.50**
Adjusted To

Net Return **0.96%**

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

Annual Net Income **£382.50**
Adjusted To

Net Return **0.80%**

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 £189,950.

 £189,950	<p>2 bedroom maisonette for sale</p> <p>Mazurek Way, Haydon End, Swindon, SN25</p> <p>NO LONGER ADVERTISED SOLD STC</p> <p>Marketed from 24 Jan 2024 to 16 May 2024 (113 days) by Home Finders, Swindon</p>
 £169,995	<p>2 bedroom maisonette for sale</p> <p>Mazurek Way, Swindon</p> <p>NO LONGER ADVERTISED UNDER OFFER</p> <p>Marketed from 16 Aug 2020 to 28 Mar 2021 (224 days) by BLP Solutions Ltd, Swindon</p>

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,150 pcm

2 bedroom flat

Chopin Mews, Mazurek Way, Swindon, SN25

CURRENTLY ADVERTISED

LET AGREED

Marketed from 20 Jan 2026 by Romans, Swindon



£1,100 pcm

2 bedroom apartment

Rysy Court, Haydon End, Swindon, Wiltshire, SN25

CURRENTLY ADVERTISED

LET AGREED

Marketed from 27 Jan 2026 by Richard James, North Swindon

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: **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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SN25

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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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