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# LET PROPERTY PACK

## **INVESTMENT INFORMATION**

Station Road, Addlestone, KT15

205540993

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# **Property** Description

Our latest listing is in Station Road, Addlestone, KT15

This property has a potential to rent for £1,200 which would provide the investor a Gross Yield of 6.7% 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...





### Station Road, Addlestone, KT15

205540993

Property Key Features

2 Bedroom

1 Bathroom

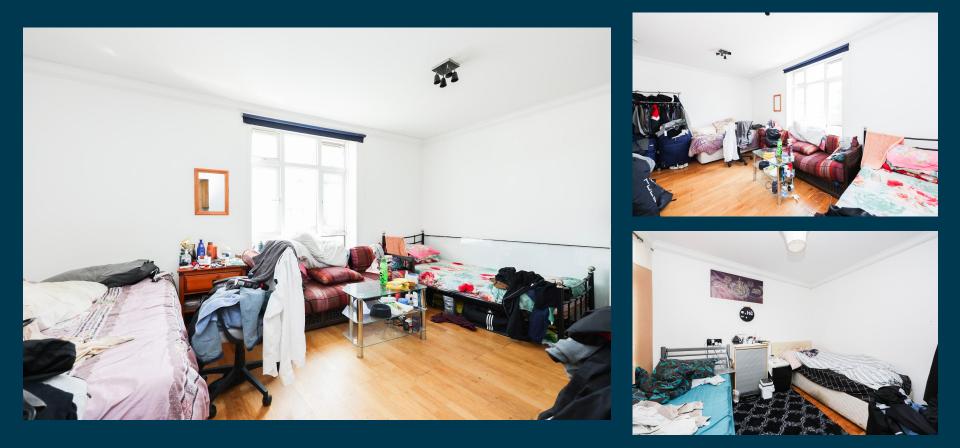
**Good Condition** 

Likely to attract enquiries from Serious Investors & Developers

Factor Fees: £0.00 Ground Rent: Freehold Lease Length: TBC Current Rent: £1,200

# Bedrooms





# Bathroom





## Exterior









Figures based on assumed purchase price of £215,000.00 and borrowing of £161,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### ASSUMED PURCHASE PRICE



| 25% Deposit      | £53,750.00 |
|------------------|------------|
| SDLT Charge      | £6,450     |
| Legal Fees       | £1,000.00  |
| Total Investment | £61,200.00 |





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.

| Returns Based on Rental Income        | £1,200       |
|---------------------------------------|--------------|
| Mortgage Payments on £161,250.00 @ 5% | £671.88      |
| Est. Building Cover (Insurance)       | £15.00       |
| Approx. Factor Fees                   | £0.00        |
| Ground Rent                           | Freehold     |
| Letting Fees                          | £120.00      |
| Total Monthly Costs                   | £806.88      |
| Monthly Net Income                    | £393.13      |
| Annual Net Income                     | £4,717.50    |
| Net Return                            | <b>7.71%</b> |

## Return Stress Test Analysis Report





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

Annual Net Income£2,317.50Adjusted To

Net Return 3.79%

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

Annual Net Income **£1,492.50** Adjusted To

Net Return

2.44%

## 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 £225,000.

| H           | 2 bedroom apartment for sale<br>Station Road, Addlestone, Surrey, KT15<br>NO LONGER ADVERTISED | + Add to report  |
|-------------|--|------------------|
|             | Town centre location   No onward chain   Ideal first buy or invest<br>Addlestone Trai          | tment   Close to |
| £225,000    | SOLD PRICE HISTORY   |                  |
| -           | 13 Oct 2017  | £218,000         |
| E Floorplan | 12 Apr 2002  | £82,000          |

Marketed from 3 Jul 2023 to 10 Jul 2023 (7 days) by Stirling Ackroyd, Addlestone



£225,000

Floorplan

| 2 bedroom apartment for sale           |  |  |
|--|--|--|
| Pitson Close, Addlestone, Surrey, KT15 |  |  |

NO LONGER ADVERTISED SOLD STC

+ Add to report

Ground floor flat | Over 60's development | Communal gardens | Communal building | No onward chain

| SOLD PRICE HISTORY |          |
|--------------------|----------|
| 28 Jul 2023        | £220,000 |
| 6 Dec 2017         | £240,000 |

Marketed from 22 Nov 2022 to 12 Jul 2023 (232 days) by Stirling Ackroyd, Addlestone

## **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,175 pcm



Station Road, Addlestone, KT15

NO LONGER ADVERTISED

No Agent Fees | Property Reference Number: 837199

Marketed from 14 Oct 2021 to 25 Oct 2021 (10 days) by OpenRent, London



£1,400 pcm

#### 2 bedroom flat

Station Road, Addlestone, KT15

NO LONGER ADVERTISED

No Agent Fees | Property Reference Number: 524720

Marketed from 19 Sep 2023 to 3 Oct 2023 (13 days) by OpenRent, London



+ Add to report

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: NO





Standard Tenancy Agreement In Place: **YES** 





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.

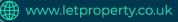


Payment history: On time for length of tenancy

Current term of tenancy: 2 years







### Station Road, Addlestone, KT15

### 205540993

# Interested in this property investment?

# Make an offer or **book a viewing**

# 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.

