

LET PROPERTY PACK

INVESTMENT INFORMATION

Castleview Road, Slough, SL3

205510215

 www.letproperty.co.uk





Property Description

Our latest listing is in Castleview Road, Slough, SL3

Get instant cash flow of **£1,700** per calendar month with a **3.1%** Gross Yield for investors.

This property has a potential to rent for **£2,500** which would provide the investor a Gross Yield of **4.6%** 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...



Castleview Road, Slough,
SL3

205510215



Property Key Features

3 Bedroom

1 Bathroom

Parking Spaces Available

Spacious Room

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,700

Market Rent: £2,500

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £655,000.00 and borrowing of £491,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 655,000.00

25% Deposit	£163,750.00
SDLT Charge	£39,900
Legal Fees	£1,000.00
Total Investment	£204,650.00

Projected Investment Return



The monthly rent of this property is currently set at £1,700 per calendar month but the potential market rent is

£ 2,500

Returns Based on Rental Income	£1,700	£2,500
Mortgage Payments on £491,250.00 @ 5%	£2,046.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£170.00	£250.00
Total Monthly Costs	£2,231.88	£2,311.88
Monthly Net Income	-£531.88	£188.13
Annual Net Income	-£6,382.50	£2,257.50
Net Return	-3.12%	1.10%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£2,742.50**

Net Return **-1.34%**

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

Annual Net Income Adjusted To **-£7,567.50**

Net Return **-3.70%**

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 £685,000.



£700,000



4 bedroom semi-detached house for sale

Castlevue Road, Slough

+ Add to report

NO LONGER ADVERTISED

Castlevue | Four Bedrooms | Master Bedroom with Ensuite | Potential to Extend further S.T.P.P | ...

SOLD PRICE HISTORY

5 Jun 2023

£644,000

Marketed from 15 Sep 2021 to 4 Jan 2022 (110 days) by Langhams Estate Agents, Slough



£685,000



4 bedroom semi-detached house for sale

Castlevue Road, Langley, Berkshire, SL3

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

4 bedroom semi detached house | Popular location close to Castlevue school | 2 bathrooms | Conse...

SOLD PRICE HISTORY

5 Jun 2023

£644,000

Marketed from 14 Feb 2022 to 1 Aug 2023 (532 days) by The Frost Partnership, Langley

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,500 based on the analysis carried out by our letting team at **Let Property Management**.



£2,500 pcm

4 bedroom house

Summersby Court, Slough

+ Add to report

NO LONGER ADVERTISED

Well presented - 4 Bedroom | Detached House | Integrated Kitchen Appliances | Master Bedroom - En...

Marketed from 13 Sep 2023 to 18 Sep 2023 (4 days) by Brooklyns, Maidenhead



£2,500 pcm

5 bedroom detached house

Oxlade Drive, Slough, SL3 7SX

+ Add to report

NO LONGER ADVERTISED






KINGS REACH DEVELOPMENT | CASTLEVIEW SCHOOL CATCHMENT AREA | SPACIOUS DETACHED HOUSE | 5 DOUBLE B...

Marketed from 26 Aug 2022 to 6 Sep 2022 (10 days) by Elsewhere, Windsor

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: **5 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?

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.



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