

LET PROPERTY PACK

INVESTMENT INFORMATION

Castleview Road, Slough, SL3

205538713

 www.letproperty.co.uk





Property Description

Our latest listing is in Castleview Road, Slough, SL3

Get instant cash flow of **£1,100** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£1,500** which would provide the investor a Gross Yield of **7.1%** 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

205538713



Property Key Features

1 Bedroom

1 Bathroom

Parking Spaces Available

Spacious Room

Factor Fees: £0.00

Ground Rent: £100/yr

Lease Length: 150 years

Current Rent: £1,100

Market Rent: £1,500

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £255,000.00 and borrowing of £191,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 255,000.00

25% Deposit	£63,750.00
SDLT Charge	£7,900
Legal Fees	£1,000.00
Total Investment	£72,650.00

Projected Investment Return



The monthly rent of this property is currently set at £1,100 per calendar month but the potential market rent is

£ 1,500



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	£1,100	£1,500
Mortgage Payments on £191,250.00 @ 5%	£796.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£8.33	
Letting Fees	£110.00	£150.00
Total Monthly Costs	£930.21	£970.21
Monthly Net Income	£169.80	£529.80
Annual Net Income	£2,037.54	£6,357.54
Net Return	2.80%	8.75%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,357.54**
Adjusted To

Net Return **4.62%**

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

Annual Net Income **£2,632.50**
Adjusted To

Net Return **3.62%**

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 £345,000.



£350,000



2 bedroom flat for sale

Slough, Berkshire, SL3

+ Add to report

NO LONGER ADVERTISED

Leasehold Term 125 years from 01/06/2001 | Two bedroom | En suite bathroom | Allocated Parking | ...

SOLD PRICE HISTORY

15 Nov 2018	£275,000
23 May 2001	£153,995

Marketed from 23 Aug 2022 to 16 Nov 2022 (85 days) by Chancellors, Slough



£350,000

2 bedroom apartment for sale

Hempton Avenue, Slough, SL3

+ Add to report

NO LONGER ADVERTISED

SHARE OF FREEHOLD | TWO DOUBLE BEDROOM APARTMENT | MASTER BEDROOM WITH FEATURE BAY WINDOW | L...

Marketed from 21 May 2021 to 22 Jun 2021 (31 days) by The Flatman Agency, Langley

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our letting team at **Let Property Management**.



£1,500 pcm

2 bedroom apartment

Hurworth Avenue, Langley, Berkshire, SL3

+ Add to report

NO LONGER ADVERTISED

Modern apartment | Castle view catchment | En suite to master | Two double bedrooms | Parking | A...

SOLD PRICE HISTORY

23 May 2001

£145,000

Marketed from 21 Mar 2024 to 26 Mar 2024 (5 days) by The Frost Partnership, Langley



£1,500 pcm

2 bedroom flat

Upton Court Road, Langley, SL3

+ Add to report

NO LONGER ADVERTISED LET AGREED

Two Bedroom apartment | Allocated parking | Castleview Catchment area | M4/M25 5 minute drive | C...

SOLD PRICE HISTORY

1 Mar 2000

£95,000

29 Aug 1997






£65,000

Marketed from 16 Dec 2023 to 19 Feb 2024 (65 days) by Oakwood Estates, Langley

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: **3 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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