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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...

LETPR®PERTY





Castleview Road, Slough, SL3

205538713

1 BedroomI1 BathroomOParking Spaces AvailableISpacious RoomO

Property Key Features

Factor Fees: £0.00 Ground Rent: £100/yr Lease Length: 150 years Current Rent: £1,100 Market Rent: £1,500







Kitchen





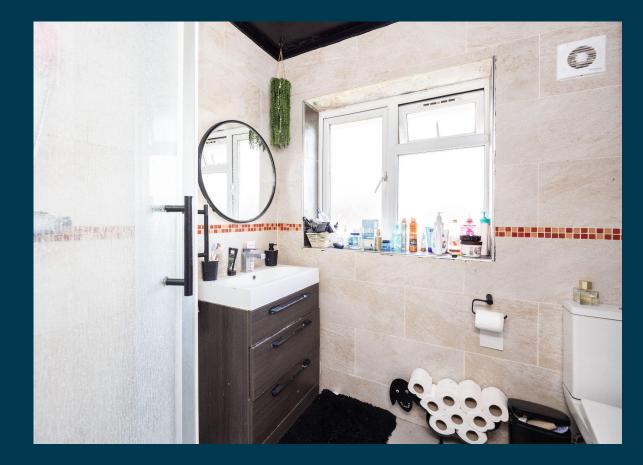
Bedrooms





Bathroom





Exterior





Initial Outlay

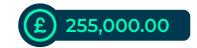




estimated 5% fixed term interest

rate.

ASSUMED PURCHASE PRICE



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

Projected Investment Return





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



Returns Based on Rental Income	£1,100	£1,500
Mortgage Payments on £191,250.00 @ 5%	£796.88	
Est. Building Cover (Insurance)	£15	5.00
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 %	<mark>8.75%</mark>

Return Stress Test Analysis Report





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

4.62%

Annual Net Income £3,357.54 Adjusted To

Net Return

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.

14 mg	2 bedroom flat for sale Slough, Berkshire, SL3	+ Add to report
	NO LONGER ADVERTISED	
	Leasehold Term 125 years from 01/06/2001 Two Allocated Parking	o bedroom En suite bathroom
	SOLD PRICE HISTORY	
	15 Nov 2018	£275,000
Floorplan	23 May 2001	£153,995

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



2 bedroom apartment for sale

Hempson Avenue, Slough, SL3

NO LONGER ADVERTISED

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

+ Add to report

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

£350,000

£350,000

F

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

urworth Avenue, Langley, Berkshire, SL3	+ Add to report
NO LONGER ADVERTISED	
Modern apartment Castle view catchment En suit Parking A	te to master Two double bedrooms
SOLD PRICE HISTORY	
23 May 2001	£145,000

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



2 bedroom flat

+ Add to report

NO LONGER ADVERTISED LET AGREED

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

£1,500 pcm

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

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

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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Current term of tenancy: 3 years +

Payment history: On time for length of tenancy





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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.

