

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Bath Road, Slough, SL1  
4BE

208016009

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Bath Road, Slough, SL1 4BE

Get instant cash flow of **£1,100** per calendar month with a **7.33%** Gross Yield for investors.

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...



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4BE

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## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Shared Private Parking**

**Good Condition**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: TBC**

**Current Rent: £1,100**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior





# Initial Outlay



Figures based on assumed purchase price of £207,000.00 and borrowing of £155,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 207,000.00

25% Deposit

£51,750.00

Stamp Duty ADS @ 8%

[Field - Stamp Duty ADS @ 8%]

LBTT Charge

[Field - LBTT Charge]

Legal Fees

£1,000.00

Total Investment

£64,740.00

# Projected Investment Return



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



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
Mortgage Payments on £155,250.00 @ 5%	£646.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£110.00
Total Monthly Costs	£771.88
Monthly Net Income	£328.13
Annual Net Income	£3,937.50
Net Return	6.08%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,737.50**  
Adjusted To

Net Return                      **2.68%**

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

Annual Net Income      **£832.50**  
Adjusted To

Net Return                      **1.29%**



# 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 £209,950.



£209,950

## 1 bedroom apartment for sale

+ Add to report

Arborfield Close, Slough

NO LONGER ADVERTISED

SOLD STC

Marketed from 20 Mar 2024 to 19 Jun 2024 (90 days) by Horler, Datchet

Share Of Freehold | First Floor Apartment | Renovated Throughout | Allocated Parking | One Double...



£208,000

## 1 bedroom flat for sale

+ Add to report

Nixey Close, Slough

NO LONGER ADVERTISED



Marketed from 30 Jan 2024 to 16 Sep 2024 (229 days) by Connells, Slough

One Double Bedroom Apartment | Open Plan Living | Allocated Parking | Concierge | Gymnasium | Wal...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.

 <p>£1,250 pcm</p>	<p><b>1 bedroom apartment</b></p> <p>Slough, Berkshire, SL1</p> <p><b>CURRENTLY ADVERTISED</b></p> <p>Marketed from 2 Jun 2025 by Chancellors, Slough</p> <p>One bedroom   Open plan kitchen and Lounge   Family bathroom   Ready from mid March</p>	<p>+ Add to report</p>
 <p>£1,200 pcm</p>	<p><b>1 bedroom flat</b></p> <p>Chesterfield House, Bath Road, Slough, SL1</p> <p><b>NO LONGER ADVERTISED</b> <b>LET AGREED</b></p> <p>Marketed from 20 Aug 2024 to 11 Apr 2025 (233 days) by Addison Giles, Slough</p> <p>ONE BEDROOM APARTMENT   BUILT TO A HIGH SPECIFICATION   FULLY INTRAGATED APPLIANCES   ALLOCATED ...</p>	<p>+ Add to report</p>

# 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: **Moved in within the last 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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PROPERTY ID: 208016009

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.



**LETPROPERTYTV**