

LET PROPERTY PACK

INVESTMENT INFORMATION

Roebuck Green Slough,
SL1 5QY

208188535

 www.letproperty.co.uk





Property Description

Our latest listing is in Roebuck Green Slough, SL1 5QY

Get instant cash flow of **£1,200** per calendar month with a **3.9%** Gross Yield for investors.

This property has a potential to rent for **£1,735** which would provide the investor a Gross Yield of **5.6%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

Don't miss out on this fantastic investment opportunity...



Roebuck Green Slough,
SL1 5QY

208188535



Property Key Features

3 bedroom

1 bathroom

Great Condition

Close proximity to valuable amenities

Factor Fees: £0.00

Ground Rent: freehold

Lease Length: freehold

Current Rent: £1,200

Market Rent: £1,735

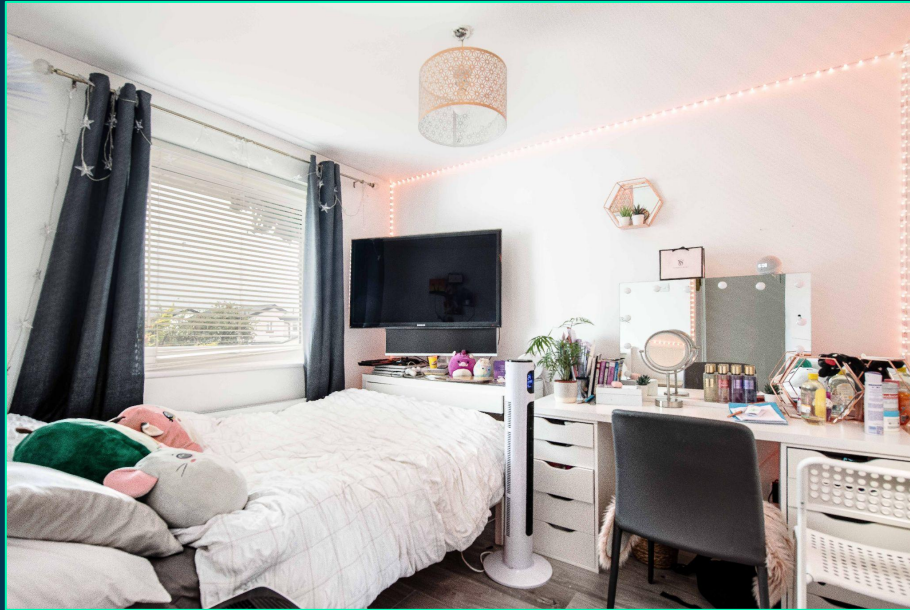
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £374,000.00 and borrowing of £280,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 374,000.00

25% Deposit	£93,500.00
SDLT Charge	£17,420
Legal Fees	£1,000.00
Total Investment	£111,920.00

Projected Investment Return



The monthly rent of this property is currently set at £1,200 per calendar month but the potential market rent is

£ 1,735



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	£1,735
Mortgage Payments on £280,500.00 @ 5%	£1,168.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	freehold	
Letting Fees	£120.00	£173.50
Total Monthly Costs	£1,303.75	£1,357.25
Monthly Net Income	-£103.75	£377.75
Annual Net Income	-£1,245.00	£4,533.00
Net Return	-1.11%	4.05%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,063.00**
Adjusted To

Net Return **0.95%**

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

Annual Net Income **-£1,077.00**
Adjusted To

Net Return **-0.96%**

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 £440,000.



£440,000



Floorplan

3 bedroom terraced house for sale

Roebuck Green, Slough

+ Add to report

NO LONGER ADVERTISED

Three Bedroom Family Home | Refurbished and Well Presented | Lounge/ Diner | Refitted Kitchen and...

SOLD PRICE HISTORY

11 Nov 2020	£330,000
19 Aug 1997	£77,950



£400,000



Floorplan

3 bedroom terraced house for sale

Roebuck Green, Cippenham

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

IMMACULATELY PRESENTED THREE BEDROOM FAMILY HOME | GREAT LOCATION IN THE HEART OF CIPPENHAM VILLA...

SOLD PRICE HISTORY

11 Nov 2020	£330,000
19 Aug 1997	£77,950

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,900 based on the analysis carried out by our letting team at **Let Property Management**.



£1,900 pcm

3 bedroom semi-detached house

Hunters Way, Slough, SL1

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Property Reference Number: 1936728

Marketed from 2 Apr 2024 to 23 Apr 2024 (21 days) by OpenRent, London



£1,850 pcm

3 bedroom terraced house

Roebuck Green, SLOUGH

+ Add to report

NO LONGER ADVERTISED LET AGREED






Recently renovated | Close to local schools | Overlooking parkland | Modern kitchen | Spacious ...

Marketed from 29 Jun 2023 to 5 Aug 2023 (37 days) by Roger Platt - Lettings, Maidenhead

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?

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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