

LET PROPERTY PACK

INVESTMENT INFORMATION

Glenroyd Avenue,
Stoke-on-Trent, ST2 9LZ

217600304

 www.letproperty.co.uk





Property Description

Our latest listing is in Glenroyd Avenue, Stoke-on-Trent, ST2 9LZ

Get instant cash flow of **£950** per calendar month with a **5.4%** Gross Yield for investors.

This property has a potential to rent for **£1,031** which would provide the investor a Gross Yield of **5.8%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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...



Glenroyd Avenue,
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Property Key Features

3 bedrooms

1 bathrooms

Private Garden (back only)

Private Driveway Parking

Factor Fees: TBC

Ground Rent: TBC

Lease Length: Freehold

Current Rent: £950

Market Rent: £1,031

Lounge



Kitchen



Bathroom



Bedrooms



Exterior





Figures based on assumed purchase price of £212,750.00 and borrowing of £159,562.50 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 212,750.00

25% Deposit	£53,187.50
SDLT Charge	£12,393
Legal Fees	£1,000.00
Total Investment	£66,580.00

Projected Investment Return



The monthly rent of this property is currently set at £950 per calendar month but the potential market rent is

£ 1,031



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£950	£1,031
Mortgage Payments on £159,562.50 @ 5%	£664.84	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£95.00	£103.10
Total Monthly Costs	£774.84	£782.94
Monthly Net Income	£175.16	£248.06
Annual Net Income	£2,101.88	£2,976.68
Net Return	3.16%	4.47%

Return **Stress Test** Analysis Report



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

Annual Net Income **£914.68**
Adjusted To

Net Return **1.37%**

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

Annual Net Income **-£214.58**
Adjusted To

Net Return **-0.32%**

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 £215,000.



£215,000

3 bedroom semi-detached house for sale

+ Add to report

Werrington Road, Stoke-On-Trent ST2 9AD

NO LONGER ADVERTISED

Marketed from 7 Mar 2020 to 13 Jun 2020 (98 days) by Butters John Bee, Hanley



£210,000

3 bedroom semi-detached house for sale

+ Add to report

Fourdrinier Street, Stoke-On-Trent, ST1

NO LONGER ADVERTISED

SOLD STC

Marketed from 14 Aug 2024 to 5 Mar 2025 (203 days) by James Du Pavey, Stone

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

3 bedroom house

+ Add to report

Wellfield Road, Stoke-on-Trent, ST2

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Jan 2025 to 24 Feb 2025 (52 days) by Bridgfords Lettings, Newcastle Under Lyme



£1,000 pcm

3 bedroom semi-detached house

+ Add to report

Newhouse Road, Stoke-on-Trent, ST2

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Apr 2025 to 2 May 2025 (25 days) by Bridgfords Lettings, Newcastle Under Lyme

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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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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