

LET PROPERTY PACK

INVESTMENT INFORMATION

Summerbank Road, Stoke-on-Trent, ST6 5EY

219559344











Property Description

Our latest listing is in Summerbank Road, Stoke-on-Trent, ST6 5EY

Get instant cash flow of £1,100 per calendar month with a 7.5% 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...







Summerbank Road, Stoke-on-Trent, ST6 5EY



2 Bedrooms

3 Bathrooms

On-Street Parking

Private Rear Garden

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,100

219559344

Lounge







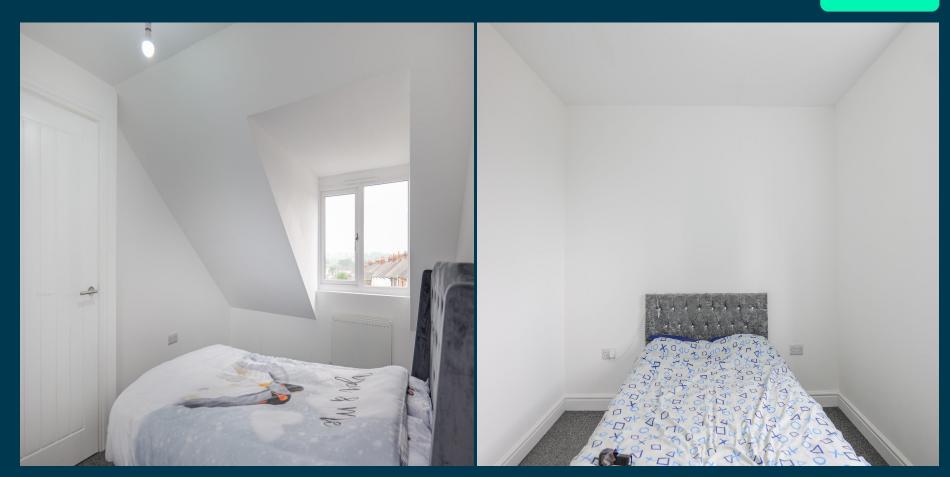
Kitchen





Bedrooms





Bathroom





Exterior





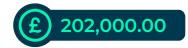
Initial Outlay





Figures based on assumed purchase price of £202,000.00 and borrowing of £151,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£50,500.00**

SDLT Charge £11,640

Legal Fees £1,000.00

Total Investment £63,140.00

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 can provide advice on achieving full market rent.

Returns Based on Rental Income	£1,100
Mortgage Payments on £151,500.00 @ 5%	£631.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	Freehold
Letting Fees	£110.00
Total Monthly Costs	£756.25
Monthly Net Income	£343.75
Annual Net Income	£4,125.00
Net Return	6.53%

Return Stress Test Analysis Report





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

Annual Net Income

£1,925.00

Adjusted To

Net Return

3.05%

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

Annual Net Income

£1,095.00

Adjusted To

Net Return

1.73%

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 £210,000.



£210,000

2 bedroom terraced house for sale

+ Add to report

Main Road, Weston

NO LONGER ADVERTISED SOLD STC

Marketed from 17 Oct 2024 to 9 May 2025 (203 days) by Wheatcroft & Lloyd, Sandbach

No Onward Chain | Viewings Recommended | Popular Village Location | Delightful Cottage | Period F...



£205,000

2 bedroom terraced house for sale

+ Add to report

Moorland Road, Sandbach

CURRENTLY ADVERTISED

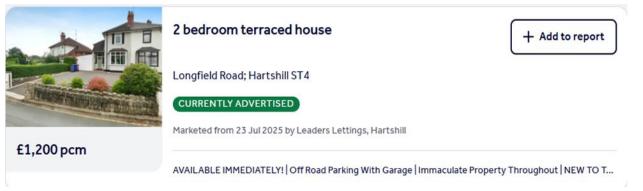
Marketed from 3 Jun 2025 by Stephenson Browne, Sandbach

Two Allocated Parking Spaces | Protected Green Space | Private & Enclosed Rear Garden | Shed | Po...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property**Management.





Stunning 2 bed furnished cottage. This delightful two-bedroom home is beautifully presented, offe...

+ Add to report

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



Current term of tenancy: 2 years



Standard Tenancy Agreement In Place: **Yes**



Payment history: On time for length of tenancy



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.







Call us on **0141 478 0985**



Summerbank Road, Stoke-on-Trent, ST6 5EY

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.

