

LET PROPERTY PACK

INVESTMENT INFORMATION

Castleton Road, Royton, Oldham, OL2 6UP

218322852











Property Description

Our latest listing is in Castleton Road, Royton, Oldham, OL2 6UP

This property has a potential to rent for £3,200 which would provide the investor a Gross Yield of 7.68% 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...







Castleton Road, Royton, Oldham, OL2 6UP



5 Bedrooms

2 Bathrooms

Perfect Opportunity to Move up The Property Ladder

Portfolio of 2 Flats

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 846 years

Market Rent: £3,200

218322852

Lounge





Kitchen





Bedrooms





Bathroom





Exterior









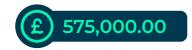
Initial Outlay





Figures based on assumed purchase price of £575,000.00 and borrowing of £431,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£143,750.00**

SDLT Charge £47,500

Legal Fees £1,000.00

Total Investment £192,250.00

Projected Investment Return





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

Returns Based on Rental Income	£3,200
Mortgage Payments on £431,250.00 @ 5%	£1,796.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	ТВС
Letting Fees	£320.00
Total Monthly Costs	£2,131.88
Monthly Net Income	£1,068.13
Annual Net Income	£12,817.50
Net Return	6.67%

Return Stress Test Analysis Report





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

Annual Net Income

£6,417.50

Adjusted To

Net Return

3.34%

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

Annual Net Income

£4,192.50

Adjusted To

Net Return

2.18%

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: N/A



Current term of tenancy: N/A



Standard Tenancy Agreement In Place: **N/A**



Payment history: N/A



Fully compliant tenancy: N/A

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.





Interested in this property investment?

Call us on **0141 478 0985**



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