

LET PROPERTY PACK

INVESTMENT INFORMATION

Federation Road,
Stoke-On-Trent, ST6 4HX

220414698

 www.letproperty.co.uk





Property Description

Our latest listing is in Federation Road, Stoke-On-Trent, ST6 4HX

Get instant cash flow of **£475** per calendar month with a **9.0%** Gross Yield for investors.

This property has a potential to rent for **£688** which would provide the investor a Gross Yield of **13.1%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



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Property Key Features

2 bedroom

1 bathroom

Open-Plan Lounge and Dining

Well Equipped Kitchen

Factor Fees: £83.30

Ground Rent: £0.00

Lease Length: 970 years

Current Rent: £475

Market Rent: £688

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £63,000.00 and borrowing of £47,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 63,000.00

25% Deposit £15,750.00

SDLT Charge £3,150

Legal Fees £1,000.00

Total Investment £19,900.00

Projected Investment Return



The monthly rent of this property is currently set at £475 per calendar month but the potential market rent is

£ 688



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



Returns Based on Rental Income	£475	£688
Mortgage Payments on £47,250.00 @ 5%	£196.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£83.30	
Ground Rent	£0.00	
Letting Fees	£47.50	£68.80
Total Monthly Costs	£342.68	£363.98
Monthly Net Income	£132.33	£324.03
Annual Net Income	£1,587.90	£3,888.30
Net Return	7.98%	19.54%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,512.30**
Adjusted To

Net Return **12.62%**

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

Annual Net Income **£2,943.30**
Adjusted To

Net Return **14.79%**

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 £67,500.

 £67,500	2 bedroom apartment for sale Federation Road, Stoke-on-Trent, Staffordshire NO LONGER ADVERTISED SOLD STC Marketed from 14 May 2021 to 18 Nov 2022 (553 days) by Leaders Sales, Crewe No Onward Chain Video Tour Available Pre-Let Investment Two Double Bedrooms  Sold price history: View 16/11/2022 £65,000	+ Add to report
 £60,000	2 bedroom flat for sale Federation Road, Burslem, ST6 NO LONGER ADVERTISED SOLD STC Marketed from 4 May 2022 to 26 Jul 2022 (82 days) by Northwood, Stoke-on-Trent Open plan lounge/kitchen/diner with recently updated kitchen Bathroom Double glazing Electr...  Sold price history: View 25/07/2022 £60,000	+ Add to rep

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £675 based on the analysis carried out by our letting team at **Let Property Management**.



£675 pcm

2 bedroom flat

[+ Add to report](#)

Lancashire Court, Federation Road

NO LONGER ADVERTISED

Marketed from 7 Dec 2024 to 20 Jan 2025 (43 days) by Butters John Bee - Lettings, Hanley



£650 pcm

2 bedroom flat

[+ Add to report](#)

Lancashire Court, Burslem, Stoke-on-Trent

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Jul 2025 to 5 Aug 2025 (28 days) by Smart & Co, Stoke-on-Trent

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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