

# LET PROPERTY PACK

### **INVESTMENT INFORMATION**

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

220414698











## **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...







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



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

220414698

# Lounge







## **Kitchen**





# Bedrooms





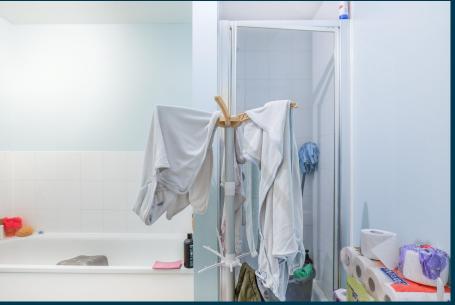




# **Bathroom**







## **Exterior**









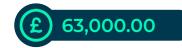
## **Initial Outlay**





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**



25% Deposit **£15,750.00** 

SDLT Charge £3,150

Legal Fees £1,000.00

Total Investment £19,900.00

### **Projected Investment Return**





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

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



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	<b>7.98</b> %	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

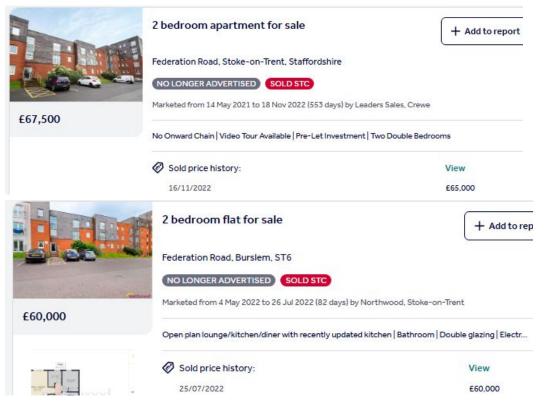
Net Return

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.



### **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



Current term of tenancy: **Moved in** within the last 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.





Interested in this property investment?

Call us on **0141 478 0985** 



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



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.