

LET PROPERTY PACK

INVESTMENT INFORMATION

Averill Road, Stafford, ST17

225403912

 www.letproperty.co.uk





Property Description

Our latest listing is in Averill Road, Stafford, ST17

Get instant cash flow of **£825** per calendar month with a **9.9%** Gross Yield for investors.

This property has a potential to rent for **£947** which would provide the investor a Gross Yield of **11.4%** 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...



Averill Road, Stafford, ST17

225403912



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: £36.00 PM

Ground Rent: £0.85 PM

Lease Length: 87 Years

Current Rent: £825

Market Rent: £947

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £100,000.

ASSUMED PURCHASE PRICE

£ 100,000

SDLT Charge £5,000

Legal Fees £1,000

Total Investment £106,000

Projected Investment Return



The monthly rent of this property is currently set at £825 per calendar month but the potential market rent is

£ 947

Returns Based on Rental Income	£825	£947
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£36.00	
Ground Rent	£0.85	
Letting Fees	£82.50	£94.70
Total Monthly Costs	£134.35	£146.55
Monthly Net Income	£690.65	£800.45
Annual Net Income	£8,287.80	£9,605.40
Net Return	7.82%	9.06%

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



Return **Stress Test** Analysis Report



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

Annual Net Income **£7,711**
Adjusted To

Net Return **7.27%**

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 £185,000.

 £185,000	2 bedroom apartment for sale South Street, Stafford, ST16 NO LONGER ADVERTISED SOLD STC Marketed from 12 Jul 2025 to 19 Jun 2026 (341 days) by Dourish & Day, Stafford + Add to report
 £145,000	2 bedroom apartment for sale Drakeford Court & Lodge, Stafford CURRENTLY ADVERTISED Marketed from 11 Jun 2026 by Retirement Homesearch, West of England & Wales + Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,025 based on the analysis carried out by our letting team at **Let Property Management**.



£1,025 pcm

2 bedroom apartment

Victoria Park House, Stafford. ST16 2AX

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Apr 2026 to 9 Jun 2026 (55 days) by Bridgfords Lettings, Stafford

+ Add to report



£1,000 pcm

2 bedroom flat

Victoria Road, Stafford, ST16

NO LONGER ADVERTISED

Marketed from 16 Jun 2026 to 3 Jul 2026 (17 days) by OpenRent, London

+ Add to report

Current Tenant Profile



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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PROPERTY ID: 225403912



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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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