

# LET PROPERTY PACK

## INVESTMENT INFORMATION

138 Walter Road SA1 5RQ

219464895

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





LET PROPERTY



## Property Description

Our latest listing is in 138 Walter Road SA1 5RQ

Get instant cash flow of **£3,405.00** per calendar month with a **13.6%** Gross Yield for investors.

**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

6 bedroom

Factor Fees: £0.00

6 bathroom

Ground Rent: Freehold

Spacious Rooms

Lease Length: Freehold

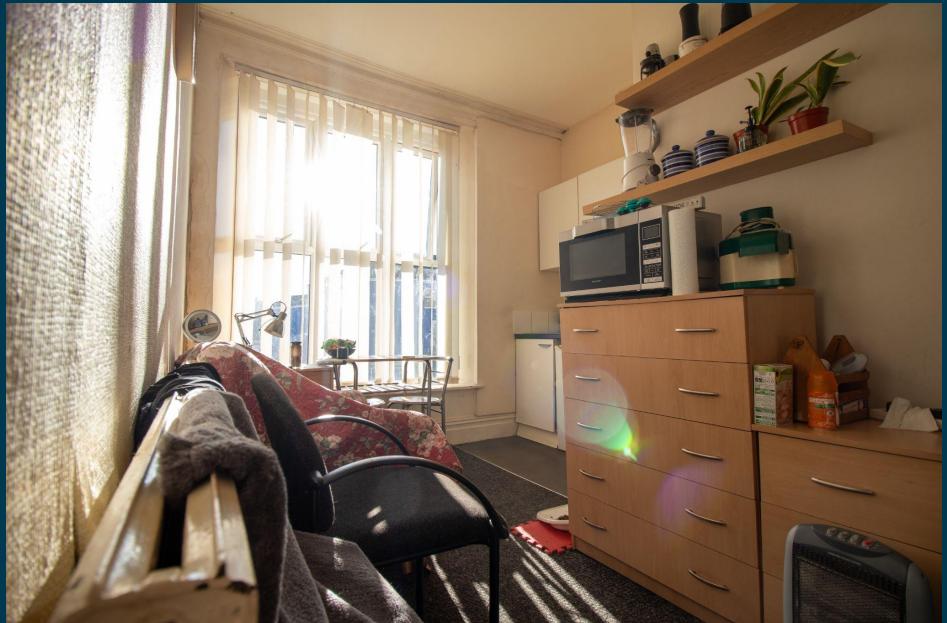
Well Equipped Kitchen

Current Rent: £3,405.00

# Flats



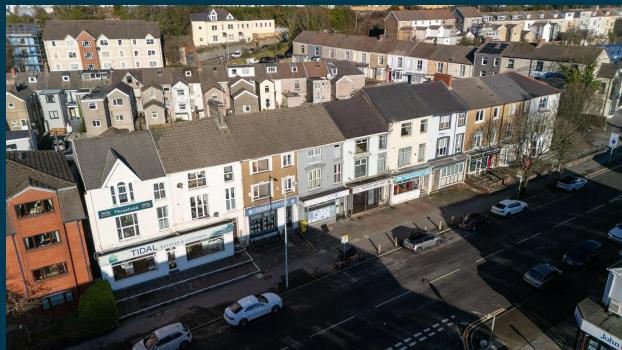
# Flats



# Flats



# Exterior



# Initial Outlay



## ASSUMED PURCHASE PRICE

£ 300,000.00

25% Deposit	£75,000.00
SDLT Charge	£20,000
Legal Fees	£1,000.00
Total Investment	£96,000.00

Figures based on assumed purchase price of £300,000.00 and borrowing of £225,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

# Projected Investment Return



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



Returns Based on Rental Income	£3,405.00
Mortgage Payments on £225,000.00 @ 5%	£937.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£340.50
Total Monthly Costs	£1,293.00
Monthly Net Income	£2,112.00
Annual Net Income	£25,344.00
Net Return	26.40%

# Return Stress Test Analysis Report



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

Annual Net Income **£18,534.00**  
Adjusted To

Net Return **19.31%**

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

Annual Net Income **£20,844.00**  
Adjusted To

Net Return **21.71%**

# 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 £310,000.



£310,000

## 6 bedroom semi-detached villa for sale

+ Add to report

67 Walter Road, Swansea, West Glamorgan, SA1 4PT

NO LONGER ADVERTISED

Marketed from 24 Mar 2025 to 22 May 2025 (58 days) by Seel & Co Ltd, Cardiff - Auctions



£300,000

## 5 bedroom end of terrace house for sale

+ Add to report

Chaddesley Terrace, Swansea

NO LONGER ADVERTISED

Marketed from 26 Sep 2024 to 9 Nov 2024 (43 days) by Peter Alan, Swansea

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,600 based on the analysis carried out by our letting team at **Let Property Management**.



£3,600 pcm

## 6 bedroom terraced house

[+ Add to report](#)

Walter Road, Swansea SA1 5RE

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Aug 2024 to 7 Jan 2025 (158 days) by Mirador Property Lettings, Swansea



## 7 bedroom terraced house

[+ Add to report](#)

Chaddesley Terrace, Swansea, SA1

NO LONGER ADVERTISED

Marketed from 22 Oct 2024 to 20 Nov 2024 (29 days) by OpenRent, London

£3,520 pcm

# 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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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.



**LET PROPERTY**