

LET PROPERTY PACK

INVESTMENT INFORMATION

Ashlands Road,
Stoke-on-Trent, ST4 6QS

225744643

 www.letproperty.co.uk





Property Description

Our latest listing is in Ashlands Road, Stoke-on-Trent, ST4 6QS

Get instant cash flow of **£730** per calendar month with a **5.0%** Gross Yield for investors.

This property has a potential to rent for **£932** which would provide the investor a Gross Yield of **6.4%** 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...



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Property Key Features

3 bedrooms

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £730

Market Rent: £932

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £175,000.00 and borrowing of £131,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 175,000.00

25% Deposit	£43,750.00
SDLT Charge	£9,750
Legal Fees	£1,000.00
Total Investment	£54,500.00

Projected Investment Return



The monthly rent of this property is currently set at £730.00 per calendar month but the potential market rent is

£ 932

Returns Based on Rental Income	£730.00	£932.00
Mortgage Payments on £131,250.00 @ 5%	£546.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£73.00	£93.20
Total Monthly Costs	£634.88	£655.08
Monthly Net Income	£95.13	£276.93
Annual Net Income	£1,141.50	£3,323.10
Net Return	2.09%	6.10%

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 **£1,459.10**
Adjusted To

Net Return **2.68%**

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

Annual Net Income **£698.10**
Adjusted To

Net Return **1.28%**

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 £195,000.



£195,000

3 bedroom semi-detached house for sale

+ Add to report

Ashlands Road, Stoke-on-Trent, Staffordshire, ST4

NO LONGER ADVERTISED

Marketed from 28 Jan 2025 to 29 Jan 2025 by Reeds Rains, Newcastle under Lyme



£185,000

3 bedroom town house for sale

+ Add to report

Ashlands Road, Newcastle Under Lyme, ST4

CURRENTLY ADVERTISED

Marketed from 24 Apr 2026 by Belvoir, Stafford

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,050 based on the analysis carried out by our letting team at **Let Property Management**.



£1,050 pcm

3 bedroom semi-detached house

+ Add to report

Ashlands Road; Hartshill; ST4

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 Jan 2024 to 21 Mar 2024 (58 days) by Leaders Lettings, Hartshill



£995 pcm

3 bedroom semi-detached house

+ Add to report

Ashlands Road, Stoke-on-Trent, Staffordshire, ST4

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Oct 2024 to 26 Nov 2024 (42 days) by Reeds Rains, Hanley

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.



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