

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Hunsaker, Alfred Street,  
Reading, RG1

226348443

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





## Property Description

Our latest listing is in Hunsaker, Alfred Street, Reading, RG1

Get instant cash flow of **£1,350** per calendar month with a **8.2%** Gross Yield for investors.

This property has a potential to rent for **£1,478** which would provide the investor a Gross Yield of **9.0%** if the rent was increased to market rate.

**With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.**

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



Hunsaker, Alfred Street,  
Reading, RG1

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## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Spacious Rooms**

**Close proximity to valuable  
amenities**

**Factor Fees: £183.00 PM**

**Ground Rent: £29.00 PM**

**Lease Length: 230 Years**

**Current Rent: £1,350**

**Market Rent: £1,478**



# Lounge



# Kitchen





# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £198,000.00 and borrowing of £148,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 198,000.00

|                  |            |
|------------------|------------|
| 25% Deposit      | £49,500.00 |
| SDLT Charge      | £11,360    |
| Legal Fees       | £1,000.00  |
| Total Investment | £61,860.00 |

# 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 £1,350 per calendar month but the potential market rent is

£ 1,478

| Returns Based on Rental Income        | £1,350    | £1,478    |
|---------------------------------------|-----------|-----------|
| Mortgage Payments on £148,500.00 @ 5% | £618.75   |           |
| Est. Building Cover (Insurance)       | £15.00    |           |
| Approx. Factor Fees                   | £183.00   |           |
| Ground Rent                           | £29.00    |           |
| Letting Fees                          | £135.00   | £147.80   |
| Total Monthly Costs                   | £980.75   | £993.55   |
| Monthly Net Income                    | £369.25   | £484.45   |
| Annual Net Income                     | £4,431.00 | £5,813.40 |
| Net Return                            | 7.16%     | 9.40%     |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,857.40**  
Adjusted To

Net Return                      **4.62%**

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

Annual Net Income      **£3,191.40**  
Adjusted To

Net Return                      **5.16%**



# 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 £220,000.



£220,000

## 1 bedroom apartment for sale

Alfred Street, Reading, RG1

CURRENTLY ADVERTISED

Marketed from 7 Jul 2026 by Grapevine Estate Agents, Reading

+ Add to report



£215,000

## 1 bedroom apartment for sale

Alfred Street, Reading, Berkshire, RG1

CURRENTLY ADVERTISED

Marketed from 9 Jul 2025 by Parkers, Reading

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,635 based on the analysis carried out by our letting team at **Let Property Management**.



£1,635 pcm

## 1 bedroom apartment

+ Add to report

Emporium House East, Alloway Courtyard, Weldale Street, Reading RG1 7PZ

NO LONGER ADVERTISED

Marketed from 7 Jul 2026 to 13 Jul 2026 (6 days) by Allsop, Emporium House



£1,615 pcm

## 1 bedroom apartment

+ Add to report

Weldale Street, Reading, Berkshire, RG1

NO LONGER ADVERTISED

Marketed from 17 Apr 2026 to 1 Jul 2026 (75 days) by Allsop, Emporium House

# 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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