

LET PROPERTY PACK

INVESTMENT INFORMATION

Wellington Court,
Stoke-on-Trent, ST1

224445649

 www.letproperty.co.uk





Property Description

Our latest listing is in Wellington Court, Stoke-on-Trent, ST1

Get instant cash flow of **£550** per calendar month with a **6.3%** Gross Yield for investors.

This property has a potential to rent for **£813** which would provide the investor a Gross Yield of **9.3%** 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...



Wellington Court,
Stoke-on-Trent, ST1

224445649



Property Key Features

2 bedrooms

1 bathroom

Spacious Rooms

Shared Private Parking

Factor Fees: £70.00 PM

Ground Rent: £8.33 PM

Lease Length: 124 years

Current Rent: £550

Market Rent: £813

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £104,500.00 and borrowing of £78,375.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 104,500.00

25% Deposit	£26,125.00
SDLT Charge	£5,225
Legal Fees	£1,000.00
Total Investment	£32,350.00

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 £550 per calendar month but the potential market rent is

£ 813

Returns Based on Rental Income	£550	£813
Mortgage Payments on £78,375.00 @ 5%	£326.56	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£70.00	
Ground Rent	£8.33	
Letting Fees	£55.00	£81.30
Total Monthly Costs	£474.89	£501.19
Monthly Net Income	£75.11	£311.81
Annual Net Income	£901.29	£3,741.69
Net Return	2.79%	11.57%



Return **Stress Test** Analysis Report



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

Annual Net Income **£2,115.69**
Adjusted To

Net Return **6.54%**

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

Annual Net Income **£2,274.15**
Adjusted To

Net Return **7.03%**

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 £110,000.



£110,000

2 bedroom apartment for sale

+ Add to r

Ridgway Road, Stoke-On-Trent, ST1

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 Mar 2022 to 8 Feb 2023 (328 days) by Reeds Rains, Hanley



£100,000

2 bedroom apartment for sale

+ Add to repr

Rosedawn Close East, Hanley, Stoke-On-Trent

NO LONGER ADVERTISED

SOLD STC

Marketed from 10 Jan 2022 to 29 Apr 2022 (108 days) by Goodchilds, Stoke-On-Trent

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

2 bedroom semi-detached house

+ Add to report

Kelbrook Grove, Stoke-on-trent, Staffordshire, ST1

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 13 Aug 2025 to 28 Aug 2025 (15 days) by The Online Letting Agents Ltd, Bury St Edmunds



£800 pcm

2 bedroom semi-detached house

+ Add to report

Eagle Street, Hanley, ST1

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 Nov 2023 to 23 Feb 2024 (90 days) by Northwood, Stoke-on-Trent

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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