

LET PROPERTY PACK

INVESTMENT INFORMATION

Sloane Way,
Stoke-on-Trent, ST4

230280692

 www.letproperty.co.uk





Property Description

Our latest listing is in Sloane Way, Stoke-on-Trent, ST4

Get instant cash flow of **£485** per calendar month with a **9.2%** Gross Yield for investors.

This property has a potential to rent for **£678** which would provide the investor a Gross Yield of **12.9%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Sloane Way,
Stoke-on-Trent, ST4

230280692



Property Key Features

1 Bedroom

1 Bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 952 years

Current Rent: £485

Market Rent: £678

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of 63,000.

ASSUMED PURCHASE PRICE

£ 63,000.00

SDLT Charge £3,150

Legal Fees £1,000

Total Investment £67,150

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 £485 per calendar month but the potential market rent is

£ 678

Returns Based on Rental Income	£485	£678
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£48.50	£67.80
Total Monthly Costs	£63.50	£82.80
Monthly Net Income	£421.50	£595.20
Annual Net Income	£5,058.00	£7,142.40
Net Return	7.53%	10.64%

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,786**
Adjusted To

Net Return **8.62%**

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 £100,000.



£100,000

1 bedroom ground floor flat for sale

Deanscroft Way, Meir Hay, Stoke-On-Trent

CURRENTLY ADVERTISED

SOLD STC

Marketed from 21 Aug 2026 by Austerberry, Stoke-On-Trent & Staffordshire



£90,000

1 bedroom apartment for sale

Sloane Way, Fenpark, ST4

CURRENTLY ADVERTISED

Marketed from 28 Sep 2026 by Dale and Collins, Trentham

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £715 based on the analysis carried out by our letting team at **Let Property Management**.



£715 pcm

1 bedroom flat

Carron Street, Stoke-On-Trent, ST4

CURRENTLY ADVERTISED

Marketed from 25 Oct 2026 by OpenRent, London



£449 pcm

1 bedroom house share

King Street, Stoke-On-Trent, ST4

CURRENTLY ADVERTISED

Marketed from 7 Sep 2026 by OpenRent, London

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.



www.letproperty.co.uk

Sloane Way, Stoke-on-Trent, ST4

PROPERTY ID: 230280692

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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