

LET PROPERTY PACK

INVESTMENT INFORMATION

Meadowlea, Telford, TF7

226619988

 www.letproperty.co.uk





Property Description

Our latest listing is in Meadowlea, Telford, TF7

Get instant cash flow of **£649** per calendar month with a **8.7%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **11.3%** 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...



Meadowlea, Telford, TF7

226619988



Property Key Features

3 bedroom

2 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £64.00 pm

Ground Rent: £0.83 pm

Lease Length: 88 years

Current Rent: £649

Market Rent: £850

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £90,000.00 and borrowing of £67,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 90,000.00

25% Deposit	£22,500.00
SDLT Charge	£4,500
Legal Fees	£1,000.00
Total Investment	£28,000.00

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 £649 per calendar month but the potential market rent is

£ 850

Returns Based on Rental Income	£649	£850
Mortgage Payments on £67,500.00 @ 5%	£281.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£64.00	
Ground Rent	£0.83	
Letting Fees	£64.90	£85.00
Total Monthly Costs	£425.98	£446.08
Monthly Net Income	£223.02	£403.92
Annual Net Income	£2,676.24	£4,847.04
Net Return	9.56%	17.31%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,147.04**
Adjusted To

Net Return **11.24%**

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

Annual Net Income **£3,507.00**
Adjusted To

Net Return **12.53%**

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 £274,950.



£274,950

3 bedroom detached house for sale

+ Add to report

Joseph Rich Avenue, Madeley

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 Mar 2023 to 30 Jun 2023 (106 days) by Harwood Shropshire Ltd, Broseley



£260,000

3 bedroom detached house for sale

+ Add to report

St. Michaels Road, Madeley, Telford, TF7 5SA

CURRENTLY ADVERTISED

Marketed from 11 Mar 2026 by Nick Tart Estate Agents, Ironbridge, Telford

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

3 bedroom detached bungalow

+ Add to report

Park Street, Madeley

NO LONGER ADVERTISED

Marketed from 1 Nov 2024 to 16 Apr 2025 (166 days) by Harwood Shropshire Ltd, Broseley



£750 pcm

3 bedroom semi-detached house

+ Add to report

Court Street, Madeley

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Jan 2023 to 23 Mar 2023 (73 days) by Habitat Lettings, Broseley

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**



Current term of tenancy: **2 years +**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

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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