

LET PROPERTY PACK

INVESTMENT INFORMATION

Linley House,
Stoke-on-Trent, ST6

229026648

 www.letproperty.co.uk





Property Description

Our latest listing is in Linley House, Stoke-on-Trent, ST6

Get instant cash flow of **£750** per calendar month with a **9.0%** Gross Yield for investors.

This property has a potential to rent for **£906** which would provide the investor a Gross Yield of **10.9%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



Linley House,
Stoke-on-Trent, ST6

229026648



Property Key Features

2 bedrooms

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £215.00 PM

Ground Rent: £0.00

Lease Length: 81 years

Current Rent: £750

Market Rent: £906

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £99,750.00 and borrowing of £74,812.50 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 99,750.00

25% Deposit	£24,937.50
ADS @ 8%	£7,980.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£33,917.50

Projected Investment Return



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 906

Returns Based on Rental Income	£750	£906
Mortgage Payments on £74,812.50 @ 5%	£311.72	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£215.00	
Ground Rent	£0.00	
Letting Fees	£75.00	£90.60
Total Monthly Costs	£616.72	£632.32
Monthly Net Income	£133.28	£273.68
Annual Net Income	£1,599.38	£3,284.18
Net Return	4.72%	9.68%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,472.18**
Adjusted To

Net Return **4.34%**

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

Annual Net Income **£1,787.93**
Adjusted To

Net Return **5.27%**

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

Bellerton Lane, Stoke-on-Trent, Staffordshire

CURRENTLY ADVERTISED

Marketed from 12 Dec 2025 by Leaders Sales, Crewe

+ Add to report



£105,000

2 bedroom flat for sale

Hayeswood Grove, Norton Heights, Stoke on Trent

NO LONGER ADVERTISED

SOLD STC

Marketed from 9 Apr 2024 to 14 Apr 2025 (370 days) by Smart & Co, Stoke-on-Trent

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom bungalow

+ Add to report

Maybury Way, Stoke On Trent, ST2

NO LONGER ADVERTISED

Marketed from 25 Nov 2025 to 2 Dec 2025 (7 days) by OpenRent, London

£995 pcm

No Agent Fees | Property Reference Number: 208002

Current Tenant Profile



As this property is currently tenanted, 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.



Linley House, Stoke-on-Trent, ST6

PROPERTY ID: 229026648

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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