

LET PROPERTY PACK

INVESTMENT INFORMATION

St. Georges Road,
Aldershot, GU12 4JD

224662888

 www.letproperty.co.uk





Property Description

Our latest listing is in St. Georges Road, Aldershot, GU12 4JD

Get instant cash flow of **£950.00** per calendar month with a **7.1%** Gross Yield for investors.

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...



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Property Key Features

1 bedroom

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £183

Ground Rent: £9

Lease Length: 90 years

Current Rent: £950

Lounge



Kitchen



Bedrooms



Exterior





Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 160,000

SDLT Charge **£8,700**

Legal Fees **£1,000**

Total Investment **£169,700**

Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£950.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£183.00
Ground Rent	£9.00
Letting Fees	£95.00
Total Monthly Costs	£302.00
Monthly Net Income	£648.00
Annual Net Income	£7,776.00
Net Return	4.58%

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,876**
Adjusted To

Net Return **3.46%**

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 £165,000.



£165,000

1 bedroom flat for sale

+ Add to report

Spencer Close, Aldershot

CURRENTLY ADVERTISED

Marketed from 27 Jan 2026 by Fosters Estate Agents, Aldershot



£165,000

1 bedroom flat for sale

+ Add to report

Spencer Close, Aldershot

NO LONGER ADVERTISED

Marketed from 25 Sep 2023 to 16 Aug 2024 (326 days) by Fosters Estate Agents, Aldershot

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

1 bedroom flat

Spencer Close, Aldershot

CURRENTLY ADVERTISED

LET AGREED

Marketed from 17 Mar 2026 by Fosters Estate Agents, Aldershot

+ Add to report



£1,000 pcm

1 bedroom flat

Ascot Court, Aldershot, GU11

NO LONGER ADVERTISED

LET AGREED

Marketed from 31 Mar 2025 to 26 May 2025 (55 days) by Bridges Estate Agents, Aldershot

+ Add to report

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

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PROPERTY ID: 12345678

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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