


LET PROPERTY PACK

INVESTMENT INFORMATION

Midland Court, Stanier
Drive, Telford, TF7

224964809

 www.letproperty.co.uk





Property Description

Our latest listing is in Midland Court, Stanier Drive, Telford, TF7

Get instant cash flow of **£850** per calendar month with a **8.5%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **9.5%** 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...



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Property Key Features

2 bedrooms

1 bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £850

Market Rent: £950

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 120,000.00

| | |
|------------------|------------|
| 25% Deposit | £30,000.00 |
| SDLT Charge | £6,000 |
| Legal Fees | £1,000.00 |
| Total Investment | £37,000.00 |

Projected Investment Return



The monthly rent of this property is currently set at £850 per calendar month but the potential market rent is

£ 950



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



| Returns Based on Rental Income | £850 | £950 |
|--------------------------------------|------------------|------------------|
| Mortgage Payments on £90,000.00 @ 5% | £375.00 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | TBC | |
| Ground Rent | Freehold | |
| Letting Fees | £85.00 | £95.00 |
| Total Monthly Costs | £475.00 | £485.00 |
| Monthly Net Income | £375.00 | £465.00 |
| Annual Net Income | £4,500.00 | £5,580.00 |
| Net Return | 12.16% | 15.08% |

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,680.00**
Adjusted To

Net Return **9.95%**

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

Annual Net Income **£3,780.00**
Adjusted To

Net Return **10.22%**

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 £120,000.



£120,000

2 bedroom terraced house for sale

+ Add to repor

Orient Court, Madeley, Telford, Shropshire.

NO LONGER ADVERTISED

Marketed from 13 Jul 2023 to 15 Nov 2023 (125 days) by Nick Tart Estate Agents, Ironbridge, Telford



£85,000

2 bedroom apartment for sale

+ Add t

Stanier Drive, Telford

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Jun 2023 to 6 Jun 2023 by Halle Property Professionals, Wolverhampton

Halle are pleased to announce the marketing of a second floor apartment located on a residential

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom end of terrace house

Hunters Rise, Telford

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 Nov 2025 to 15 Jan 2026 (51 days) by Foden Property, Lawley

£895 pcm



2 bedroom end of terrace house

Anselm Court, Aqueduct

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Dec 2025 to 11 Feb 2026 (43 days) by Nick Tart Estate Agents, Ironbridge, Telford






£750 pcm

+ Add to repo

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 within the last 2 years**
-  Payment history: **Yes**

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.

