

# LET PROPERTY PACK

## INVESTMENT INFORMATION

The Kingsway, Swansea,  
SA1

224540397

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in The Kingsway, Swansea, SA1

Get instant cash flow of **£650** per calendar month with a **15.1%** 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...



The Kingsway, Swansea,  
SA1

224540397



## Property Key Features

Studio Flat

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £114.00 PM

Ground Rent: £32.50 PM

Lease Length: 111 years

Current Rent: £650

# Lounge





# Kitchen





# Bathroom





# Exterior





# Initial Outlay



Outlay figures based on assumed cash purchase of 51,750.

## ASSUMED PURCHASE PRICE

£ 51,750

SDLT Charge £2,588

Legal Fees £1,000

Total Investment £55,338

# 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 £650 per calendar month

|                                 |           |
|---------------------------------|-----------|
| Returns Based on Rental Income  | £650      |
| Est. Building Cover (Insurance) | £15.00    |
| Approx. Factor Fees             | £114.00   |
| Ground Rent                     | £32.50    |
| Letting Fees                    | £65.00    |
| Total Monthly Costs             | £226.50   |
| Monthly Net Income              | £423.50   |
| Annual Net Income               | £5,082.00 |
| Net Return                      | 9.18%     |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,782**  
Adjusted To

Net Return                      **6.83%**



# 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 £65,000.



## Studio apartment for sale

[+ Add to report](#)

Castle Street, Swansea, SA1

NO LONGER ADVERTISED

Marketed from 18 Dec 2023 to 21 Mar 2024 (93 days) by Yopa, Midlands, South West & Wales

£65,000



## Studio flat for sale

[+ Add to report](#)

Apartment 21 Portland House, 58-60 The Kingsway, Swansea, West Glamorgan, SA1 5HN

CURRENTLY ADVERTISED

Marketed from 25 Feb 2025 by The Property Auction House, Swansea

£55,000

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £680 based on the analysis carried out by our letting team at **Let Property Management**.



## Studio flat

+ Add to report

Excelsior, Swansea, SA1

NO LONGER ADVERTISED

Marketed from 14 Jan 2026 to 21 Jan 2026 (6 days) by OpenRent, London

£680 pcm



## Studio flat

+ Add to report

Walter road, Swansea

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Jun 2025 to 11 Jul 2025 (18 days) by John Francis, Swansea

£675 pcm

# 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](http://www.letproperty.co.uk)

The Kingsway, Swansea, SA1

PROPERTY ID: 224540397

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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