

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Charlecote Park, Telford,  
TF3

224309091

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





## Property Description

Our latest listing is in Charlecote Park, Telford, TF3

Get instant cash flow of **£750** per calendar month with a **6.8%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **9.1%** 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: £80.00 pm

Ground Rent: £0.83 pm

Lease Length: 64 years

Current Rent: £750

Market Rent: £1,000

# Lounge



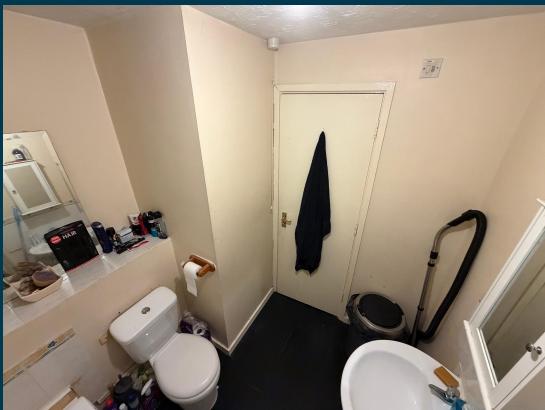
# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



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Figures based on assumed purchase price of £132,000.00 and borrowing of £99,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 132,000.00

25% Deposit	£33,000.00
SDLT Charge	£6,740
Legal Fees	£1,000.00
Total Investment	£40,740.00

# 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 £750 per calendar month but the potential market rent is

£ 1,000

Returns Based on Rental Income	£750	£1,000
Mortgage Payments on £99,000.00 @ 5%	£412.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£80.00	
Ground Rent	£0.83	
Letting Fees	£75.00	£100.00
<b>Total Monthly Costs</b>	<b>£583.33</b>	<b>£608.33</b>
<b>Monthly Net Income</b>	<b>£166.67</b>	<b>£391.67</b>
<b>Annual Net Income</b>	<b>£2,000.04</b>	<b>£4,700.04</b>
<b>Net Return</b>	<b>4.91%</b>	<b>11.54%</b>

# Return Stress Test Analysis Report



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

Annual Net Income **£2,700.04**  
Adjusted To

Net Return **6.63%**

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

Annual Net Income **£2,730.00**  
Adjusted To

Net Return **6.70%**

# 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 £150,000.



£150,000

## 2 bedroom semi-detached house for sale

Marlborough Way, Telford, TF3

NO LONGER ADVERTISED SOLD STC

Marketed from 23 Mar 2022 to 31 Aug 2022 (161 days) by Your Move, Wellington



£140,000

## 2 bedroom semi-detached house for sale

Charlecote Park, Newdale, Telford, TF3

NO LONGER ADVERTISED UNDER OFFER

Marketed from 3 Apr 2024 to 12 Apr 2024 (8 days) by Newton Fallowell, Telford

# 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

2 bedroom flat

+ A

Barrack Close, Lawley

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Dec 2025 to 6 Jan 2026 (26 days) by Harwood Shropshire Ltd, Broseley



£775 pcm

2 bedroom apartment

Ryebank Road

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 Dec 2025 to 2 Feb 2026 (34 days) by Lets Move, Newport

# 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: **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.



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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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