

LET PROPERTY PACK

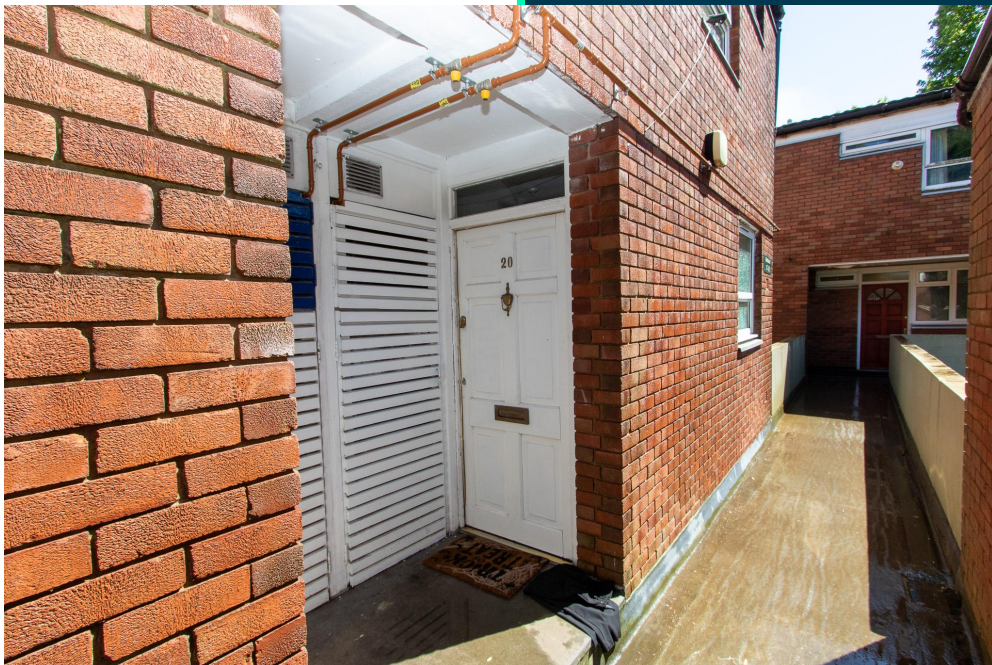
INVESTMENT INFORMATION

Meadowlea, Telford, TF7

226597729

 www.letproperty.co.uk





Property Description

Our latest listing is in Meadowlea, Telford, TF7

Get instant cash flow of **£595** per calendar month with a **8.6%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **10.1%** if the rent was increased to market rate.

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...



Meadowlea, Telford, TF7

226597729



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £64.00 pm

Ground Rent: £0.83 pm

Lease Length: 88 years

Current Rent: £595

Market Rent: £700

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





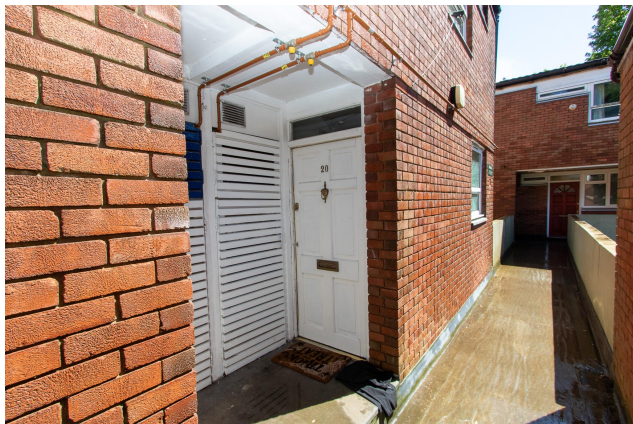
Outlay figures based on assumed cash purchase of £83,000.

ASSUMED PURCHASE PRICE

£ 83,000

SDLT Charge	£4,150
Legal Fees	£1,000
Total Investment	£88,150

Projected Investment Return



The monthly rent of this property is currently set at £595 per calendar month but the potential market rent is

£ 700

Returns Based on Rental Income	£595	£700
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£64.00	
Ground Rent	£0.83	
Letting Fees	£59.50	£70.00
Total Monthly Costs	£139.33	£149.83
Monthly Net Income	£455.67	£550.17
Annual Net Income	£5,468.04	£6,602.04
Net Return	6.20%	7.49%

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



Return **Stress Test** Analysis Report



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

Annual Net Income **£5,202**
Adjusted To

Net Return **5.90%**



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 £250,000.



£250,000

2 bedroom apartment for sale

[+ Add to report](#)

Penthouse, Russell Square, Madeley, Telford, Shropshire, TF7 5BB

NO LONGER ADVERTISED

Marketed from 12 Sep 2025 to 15 Nov 2025 (63 days) by Mannleys Sales & Lettings, Telford



£99,950

2 bedroom semi-detached house for sale

[+ Add to report](#)

Mason Drive, Madeley, TF7 5SL

NO LONGER ADVERTISED

Marketed from 24 Jan 2020 to 24 Jan 2020 by D B Roberts & Partners, Telford

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £875 based on the analysis carried out by our letting team at **Let Property Management**.



£875 pcm

2 bedroom end of terrace house

+ Add to report

Price Terrace, Park Street, Madeley, TF7

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Apr 2025 to 30 May 2025 (51 days) by Belvoir, Telford



£850 pcm

2 bedroom barn conversion

+ Add to report

King Charles Barns, Madeley

NO LONGER ADVERTISED






LET AGREED

Marketed from 19 Jun 2024 to 5 Aug 2024 (46 days) by Nick Tart Estate Agents, Ironbridge, Telford

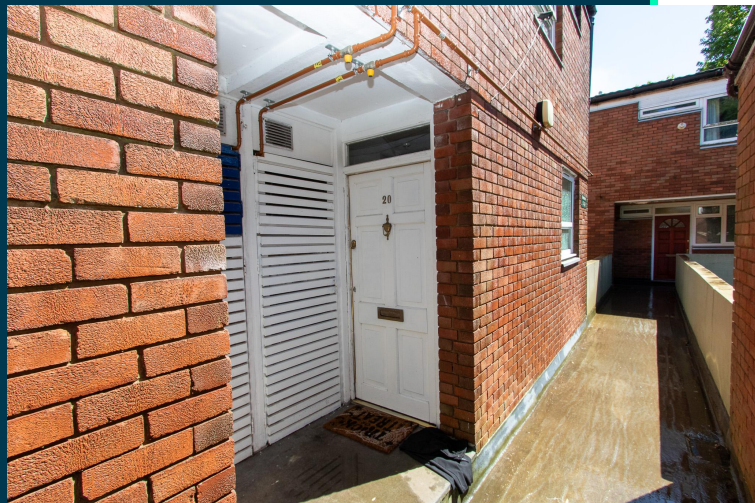
Current Tenant Profile



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: **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

Meadowlea, Telford, TF7

PROPERTY ID: 226597729

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.



LETPROPERTY