

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Castleview Road, Slough, SL3

205538696

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





## Property Description

Our latest listing is in Castleview Road, Slough, SL3

Get instant cash flow of **£1,100** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£1,500** which would provide the investor a Gross Yield of **7.1%** if the rent was increased to market rate.

**With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

**Don't miss out on this fantastic investment opportunity...**



Castleview Road, Slough,  
SL3

205538696



## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Spacious room**

**Parking Spaces Available**

**Factor Fees: £0.00**

**Ground Rent: £100/yr**

**Lease Length: 150 years**

**Current Rent: £1,100**

**Market Rent: £1,500**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £255,000.00 and borrowing of £191,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 255,000.00

25% Deposit	£63,750.00
SDLT Charge	£7,900
Legal Fees	£1,000.00
Total Investment	£72,650.00

# Projected Investment Return



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



The monthly rent of this property is currently set at £1,100 per calendar month but the potential market rent is

£ 1,500

Returns Based on Rental Income	£1,100	£1,500
Mortgage Payments on £191,250.00 @ 5%	£796.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£8.33	
Letting Fees	£110.00	£150.00
<b>Total Monthly Costs</b>	<b>£930.21</b>	<b>£970.21</b>
<b>Monthly Net Income</b>	<b>£169.80</b>	<b>£529.80</b>
<b>Annual Net Income</b>	<b>£2,037.54</b>	<b>£6,357.54</b>
<b>Net Return</b>	<b>2.80%</b>	<b>8.75%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,357.54**  
Adjusted To

Net Return                      **4.62%**

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

Annual Net Income      **£2,632.50**  
Adjusted To

Net Return                      **3.62%**

# 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 £345,000.



£350,000



## 2 bedroom flat for sale

Slough, Berkshire, SL3

+ Add to report

NO LONGER ADVERTISED

Leasehold Term 125 years from 01/06/2001 | Two bedroom | En suite bathroom | Allocated Parking | ...

### SOLD PRICE HISTORY

15 Nov 2018	£275,000
23 May 2001	£153,995

Marketed from 23 Aug 2022 to 16 Nov 2022 (85 days) by Chancellors, Slough



£350,000

## 2 bedroom apartment for sale

Hempson Avenue, Slough, SL3

+ Add to report

NO LONGER ADVERTISED

\*\*SHARE OF FREEHOLD\*\* | TWO DOUBLE BEDROOM APARTMENT | MASTER BEDROOM WITH FEATURE BAY WINDOW | L...

Marketed from 21 May 2021 to 22 Jun 2021 (31 days) by The Flatman Agency, Langley

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our letting team at **Let Property Management**.



£1,500 pcm

## 2 bedroom flat

Upton Court Road, Langley, SL3

+ Add to report

NO LONGER ADVERTISED LET AGREED

Two Bedroom apartment | Allocated parking | Castleview Catchment area | M4/M25 5 minute drive | C...

### SOLD PRICE HISTORY

1 Mar 2000	£95,000
29 Aug 1997	£65,000

Marketed from 16 Dec 2023 to 19 Feb 2024 (65 days) by Oakwood Estates, Langley



£1,500 pcm

## 2 bedroom flat

\*\*\*LET AGREED\*\*\* Hurworth Avenue, Langley

+ Add to report

NO LONGER ADVERTISED LET AGREED

TWO BEDROOM APARTMENT | CASTLEVIEW CATCHMENT AREA | SEPARATE KITCHEN | TILED BATHROOM | SHOWER | ...

### SOLD PRICE HISTORY






25 May 2001	£138,995
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Marketed from 28 Nov 2023 to 19 Dec 2023 (21 days) by Glenn Flegg & Company, Slough

# Current Tenant Profile



As this property is currently tenanted, 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: **3 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?**

Make an offer or  
**book a viewing**

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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