

LET PROPERTY PACK

INVESTMENT INFORMATION

Atria House, Bath Road,
Slough, SL1

208016009

 www.letproperty.co.uk





Property Description

Our latest listing is in Atria House, Bath Road, Slough, SL1

Get instant cash flow of **£1,100** per calendar month with a **6.4%** Gross Yield for investors.

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...



Atria House, Bath Road,
Slough, SL1

208016009



Property Key Features

1 Bedroom

1 Bathroom

Well Maintained Property

Three Piece Bathroom

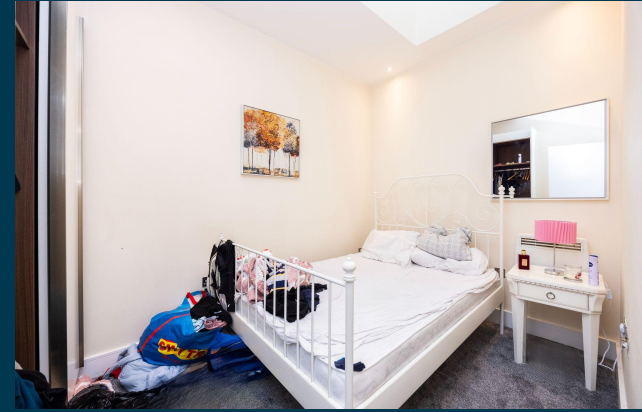
Factor Fees: £3,060/year

Ground Rent: £240/year

Lease Length: 995 years

Current Rent: £1,100

Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £205,000.00 and borrowing of £153,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 205,000.00

25% Deposit	£51,250.00
SDLT Charge	£6,150
Legal Fees	£1,000.00
Total Investment	£58,400.00

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.



Returns Based on Rental Income	£1,100
Mortgage Payments on £153,750.00 @ 5%	£640.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£275.00
Ground Rent	£20.00
Letting Fees	£110.00
Total Monthly Costs	£1,060.63
Monthly Net Income	£39.38
Annual Net Income	£472.50
Net Return	0.81%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£1,727.50**
Adjusted To

Net Return **-2.96%**

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

Annual Net Income **-£2,362.50**
Adjusted To

Net Return **-4.05%**

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 £225,000.



1 bedroom apartment for sale
Atria House , Bath Road, Slough, Berkshire, SL1

+ Add to report

NO LONGER ADVERTISED

One Bedroom Apartment | Furnished | Great Transport Links | Lift Access | 998 years lease | New B...

£225,000

Marketed from 10 Jun 2024 to 18 Jun 2024 (7 days) by Keller Williams Oxygen, Maidenhead

Floorplan



1 bedroom maisonette for sale
Fotheringay Gardens, Slough, SL1

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

NO ANNUAL MAINTENANCE CHARGES | LONG LEASE IN EXCESS OF 950 YEARS | PRIVATE REAR GARDEN | END OF ...

£225,000

SOLD PRICE HISTORY

15 Dec 2021	£225,000
27 Sep 2012	£125,000
25 Jun 2007	£139,950

Floorplan

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

1 bedroom apartment

Bath Road, Slough, Berkshire, SL1

+ Add to report

NO LONGER ADVERTISED

Modern ground floor one bedroom apartment | Allocated parking | Furnished to high standard | Avai...

Marketed from 6 Jun 2024 to 11 Jun 2024 (4 days) by The Frost Partnership, Slough



£1,100 pcm

Studio apartment

Bath Road, Slough, SL1

+ Add to report

CURRENTLY ADVERTISED

Available early June | Studio apartment | Fully furnished | 1st floor | Approx: 303 sq/ft | Momen...

Marketed from 17 Apr 2024 by Life Residential, West London- Lettings

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: **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.



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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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