

LET PROPERTY PACK

INVESTMENT INFORMATION

Buxton Road Stockport,
SK2 7HJ

203770940

 www.letproperty.co.uk





Property Description

Our latest listing is in Buxton Road Stockport, SK2 7HJ

Get instant cash flow of **£950** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **7.3%** 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...



Buxton Road Stockport,
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Property Key Features

2 bedrooms

1 bathroom

Three Piece Bathroom

**Near Stepping Hill Major
Hospital**

Factor Fees: £0.00

Ground Rent: £20.00

Lease Length: TBC

Current Rent: £950

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £190,000.00 and borrowing of £142,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 190,000.00

25% Deposit	£47,500.00
SDLT Charge	£5,700
Legal Fees	£1,000.00
Total Investment	£54,200.00

Projected Investment Return



The monthly rent of this property is currently set at £950 per calendar month but the potential market rent is

£ 1,150

Returns Based on Rental Income	£950	£1,150
Mortgage Payments on £142,500.00 @ 5%	£593.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£20.00	
Letting Fees	£95.00	£115.00
Total Monthly Costs	£723.75	£743.75
Monthly Net Income	£226.25	£406.25
Annual Net Income	£2,715.00	£4,875.00
Net Return	5.01%	8.99%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£2,575.00**
Adjusted To

Net Return **4.75%**

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

Annual Net Income **£2,265.00**
Adjusted To

Net Return **4.18%**

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 £183,500.



£199,950



Floorplan

2 bedroom terraced house for sale

Buxton Road, Great Moor, Stockport

+ Add to report

NO LONGER ADVERTISED SOLD STC

Beautifully presented 2 bed garden fronted terraced house | 2 reception rooms | Usable cellar are...

SOLD PRICE HISTORY

17 Jan 2020	£183,500
30 Aug 2002	£82,000



£199,950



Floorplan

2 bedroom end of terrace house for sale

Buxton Road, Great Moor

+ Add to report

NO LONGER ADVERTISED SOLD STC

Beautifully presented 2 bed end terraced | 2 reception rooms | Usable cellar area | 2 double size...

SOLD PRICE HISTORY

18 Jul 2022	£180,000
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Marketed from 7 Sep 2021 to 9 May 2022 (244 days) by Edward Mellor Ltd, Hazel Grove

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,800 based on the analysis carried out by our letting team at **Let Property Management**.



£1,800 pcm

2 bedroom detached house

Rathen Road, Didsbury, Manchester, M20

+ Add to report

NO LONGER ADVERTISED LET AGREED

STUNNING BESPOKE DETACHED RESIDENCE | CLOSE TO CHRISTIES HOSPITAL | IDEAL TRANSPORT LINKS INTO M...

Marketed from 6 Sep 2023 to 13 Oct 2023 (37 days) by Julian Wadden, Didsbury



£1,650 pcm

2 bedroom terraced house

Elm Grove, Manchester

+ Add to report

NO LONGER ADVERTISED LET AGREED

2 Double Bedrooms | Part Furnished | Didsbury | Freshly painted | Allocated Parking | EPC Rating C

SOLD PRICE HISTORY

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**



Current term of tenancy: **5 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

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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