

LET PROPERTY PACK

INVESTMENT INFORMATION

Sandringham House,
Windsor Street, Salford, M5

201994460

 www.letproperty.co.uk





Property Description

Our latest listing is in Sandringham House, Windsor Street, Salford, M5

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **6.9%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge and Kitchen

Private Parking

Factor Fees: £91.60

Ground Rent: £200.00

Lease Length: 999 years

Market Rent: £1,200

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £210,000.00 and borrowing of £157,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 210,000

25% Deposit	£52,500.00
SDLT Charge	6300
Legal Fees	£1,000.00
Total Investment	£59,800.00

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	£1,200
Mortgage Payments on £157,500.00 @ 5%	£656.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£91.60
Ground Rent	£200.00
Letting Fees	£120.00
Total Monthly Costs	£1,082.85
Monthly Net Income	£117
Annual Net Income	£1,406
Net Return	2.35%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£994**
Adjusted To

Net Return **-1.66%**

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

Annual Net Income **£656**
Adjusted To

Net Return **1.10%**

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 £220,000.



£220,000

2 bedroom apartment for sale

Sandringham House, Manchester

+ Add to report

CURRENTLY ADVERTISED

HIGH SPECIFICATIONS THROUGHOUT | PARKING INCLUDED | PRIME LOCATION | PERFECT FOR INVESTORS | ...

Marketed from 17 Jan 2024 by North Property Group, Manchester



£195,000

2 bedroom apartment for sale

Sandringham House, Manchester

+ Add to report

CURRENTLY ADVERTISED

PERFECT FOR INVESTORS OR OWNER OCCUPIERS | PRIME LOCATION | HIGH TENANT DEMAND | HIGH SPECIFICATI...

Marketed from 1 May 2024 by North Property Group, Manchester

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

2 bedroom apartment

Sandringham House, 15 Windsor Street, Salford

+ Add to report

NO LONGER ADVERTISED LET AGREED

Available 1st July | Furnished Apartment | Water Bills Included in Rent | Two Double Bedrooms | A...

Marketed from 1 Jul 2023 to 18 Jul 2023 (17 days) by Kaytons Estate Agents, Manchester



£950 pcm

2 bedroom apartment

Sandringham House, Salford

+ Add to report

NO LONGER ADVERTISED LET AGREED






BRAND NEW APARTMENT | VARIOUS TRANSPORT LINKS | GREAT LOCATION | NEVER LIVED IN BEFORE | SECURE P...

Marketed from 12 May 2022 to 21 Jun 2022 (39 days) by North Property Group, Leeds

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: **NO**
-  Current term of tenancy: **VACANT**
-  Standard Tenancy Agreement In Place: **NO**
-  Payment history: **N/A**
-  Fully compliant tenancy: **NO**
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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Salford, M5

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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.



LETPROPERTY