

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Conway Street, Liverpool,  
L5

211079656

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





## Property Description

Our latest listing is in Conway Street, Liverpool, L5

Get instant cash flow of **£700** per calendar month with a **10.5%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



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L5

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## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Balcony**

**Allocated Parking**

**Factor Fees: £176.00**

**Ground Rent: £0.00**

**Lease Length: TBC**

**Current Rent: £700**

# Lounge





# Kitchen



# Bedrooms





# Exterior



# 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 £95,000.



£95,000

## 1 bedroom apartment for sale

+ Add to report

Conway Street, Everton, Liverpool

NO LONGER ADVERTISED

Marketed from 1 Jul 2022 to 3 Nov 2022 (124 days) by Venmore, Liverpool



£65,000

## 1 bedroom apartment for sale

+ Add to report

Conway Street, Liverpool, L5

CURRENTLY ADVERTISED UNDER OFFER

Marketed from 4 Jun 2024 by Purplebricks, covering Liverpool



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

## 1 bedroom apartment

+ Add to report

Herriot Street, Liverpool, Merseyside, L5

NO LONGER ADVERTISED

Marketed from 19 Jun 2023 to 24 Jun 2023 (5 days) by Legacie Management & Lettings Ltd, City Residence



£600 pcm

## 1 bedroom flat

+ Add to report

Conway Street, Liverpool, L5

NO LONGER ADVERTISED






LET AGREED

Marketed from 1 Aug 2024 to 16 Sep 2024 (46 days) by Belvoir, West Derby

# 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: **1 year**
-  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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Conway Street, Liverpool, L5

PROPERTY ID: 12345678

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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