

# LET PROPERTY PACK

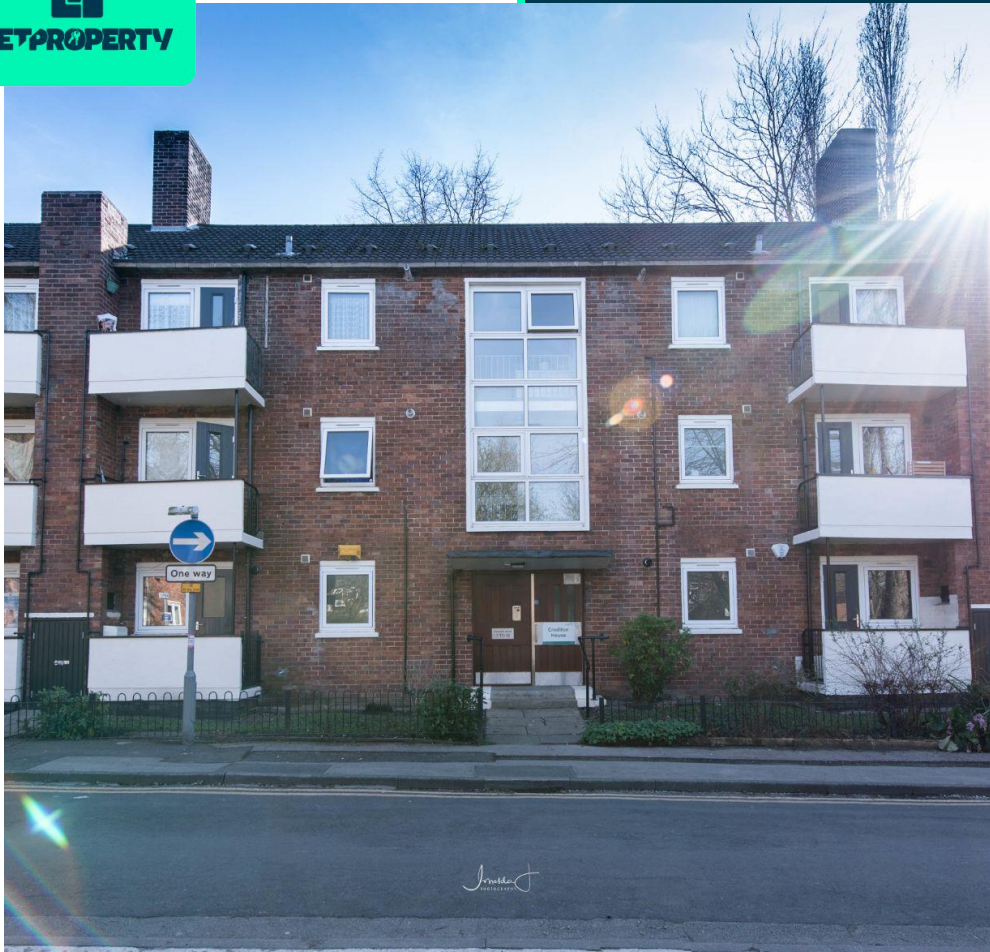
## INVESTMENT INFORMATION

Heath View, Kellbrook  
Crescent, Salford M7

212127306

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





## Property Description

Our latest listing is in Heath View, Kellbrook Crescent, Salford M7

Get instant cash flow of **£900** per calendar month with a **8.3%** 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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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Well-Maintained Kitchen**

**Modern and Good Condition**

**Factor Fees: £9.25**

**Ground Rent: £0.00**

**Lease Length: Freehold**

**Current Rent: £900**

# Lounge



# Kitchen



# Bathroom



# Bedrooms



# Exterior







Figures based on assumed purchase price of £130,000.00 and borrowing of £97,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 130,000

25% Deposit	£32,500.00
SDLT Charge	3900
Legal Fees	£1,000.00
Total Investment	£37,400.00

# 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	£900
Mortgage Payments on £97,500.00 @ 5%	£406.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£9.25
Ground Rent	£0.00
Letting Fees	£90.00
<b>Total Monthly Costs</b>	<b>£520.50</b>
<b>Monthly Net Income</b>	<b>£380</b>
<b>Annual Net Income</b>	<b>£4,554</b>
<b>Net Return</b>	<b>12.18%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,754**  
Adjusted To

Net Return                      **7.36%**

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

Annual Net Income      **£2,604**  
Adjusted To

Net Return                      **6.96%**

# 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 £140,000.



£140,000

## 2 bedroom flat for sale

+ Add to report

Kellbrook Crescent, Salford, Greater Manchester, M7

NO LONGER ADVERTISED

SOLD STC

Marketed from 27 Jan 2024 to 28 Oct 2024 (274 days) by Thornley Groves, Prestwich



£125,000

## 2 bedroom flat for sale

+ Add to report

Kellbrook Crescent, Salford

NO LONGER ADVERTISED

Marketed from 18 Sep 2024 to 30 Oct 2024 (41 days) by Pearson Ferrier, Cheetham Hill

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

## 2 bedroom apartment

Kellbrook Crescent, Salford

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 Jun 2024 to 15 Aug 2024 (57 days) by Hills, Eccles

+ Add to report



£725 pcm

## 2 bedroom flat

Heathview, Kellbrook Crescent, Salford

NO LONGER ADVERTISED






Marketed from 9 Mar 2022 to 6 Apr 2022 (27 days) by Aubrey Lee & Co, Prestwich

+ Add to report

# 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: **Within 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.



**LETPROPERTY**