

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Montmano Drive,  
Manchester, M20 2EB

214581307

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





## Property Description

Our latest listing is in Montmano Drive, Manchester, M20 2EB

Get instant cash flow of **£1,150** per calendar month with a **7.26%** Gross Yield for investors.

This property has a potential to rent for **£1,400** which would provide the investor a Gross Yield of **8.84%** 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...



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## Property Key Features

**2 Bedrooms**

**2 Bathrooms**

**Good Condition**

**Shared Private Parking**

**Factor Fees: £294 pm**

**Ground Rent: £6.25 pm**

**Lease Length: 228 years**

**Current Rent: £1,150**

**Market Rent: £1,400**



# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior



# Initial Outlay



Figures based on assumed purchase price of £209,000.00 and borrowing of £156,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 209,000.00

25% Deposit	£52,250.00
SDLT Charge	£12,130
Legal Fees	£1,000.00
Total Investment	£65,380.00

# Projected Investment Return



The monthly rent of this property is currently set at £1,150 per calendar month but the potential market rent is

£1,400



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£1,150	£1,400
Mortgage Payments on £156,750.00 @ 5%	£653.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£294.00	
Ground Rent	£6.25	
Letting Fees	£115.00	£140.00
Total Monthly Costs	£1,083.38	£1,108.38
Monthly Net Income	£66.63	£291.63
Annual Net Income	£799.50	£3,499.50
Net Return	1.22%	5.35%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£699.50**  
Adjusted To

Net Return                      **1.07%**

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

Annual Net Income      **£439.50**  
Adjusted To

Net Return                      **0.67%**

# 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 £230,000.



£230,000

## 2 bedroom flat for sale

Central Road, West Didsbury

NO LONGER ADVERTISED

SOLD STC

Marketed from 25 Jun 2024 to 13 Mar 2025 (261 days) by Jordan Fishwick, Didsbury

+ Add to report

Stylish Victorian conversion | Two double bedrooms | Two private terraces | Ideal West Didsbury l...



£225,000

## 2 bedroom flat for sale

St. Pauls Road, Withington, Manchester, Greater Manchester, M20

NO LONGER ADVERTISED

Marketed from 31 Aug 2023 to 30 Jul 2024 (334 days) by Thornley Groves, Didsbury

+ Add to report

EPC - C | CTB - C

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,475 based on the analysis carried out by our letting team at **Let Property Management**.



£1,475 pcm

## 2 bedroom flat

Didsbury, Manchester, M20

NO LONGER ADVERTISED

Marketed from 22 Oct 2024 to 22 Oct 2024 by OpenRent, London

No Agent Fees | Property Reference Number: 2245007

+ Add to report



£1,450 pcm

## 2 bedroom apartment

Glenhaven House, Clyde Road, West Didsbury M20 2WH

CURRENTLY ADVERTISED

Marketed from 19 Jun 2025 by Bridgfords Lettings, Didsbury

Two bedroom apartment! Available 21st July | Attractive period conversion | Two bedrooms two bath...

+ 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: **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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