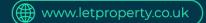


LET PROPERTY PACK

INVESTMENT INFORMATION

Chester Road, Old Trafford, Manchester, M16 9QY

218467145











Property Description

Our latest listing is in Chester Road, Old Trafford, Manchester, M16 9QY

Get instant cash flow of £1,170 per calendar month with a 12.21% Gross Yield for investors.

This property has a potential to rent for £1,170 which would provide the investor a Gross Yield of 12.2% 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...







Chester Road, Old Trafford, Manchester, M16 9QY

218467145



1 Bedroom

1 Bathroom

Well-kept Flat

Communal Rear Garden

Factor Fees: £374 pm

Ground Rent: £20.84 pm

Lease Length: 243 years

Current Rent: £1,170

Lounge









Kitchen





Bedrooms





Bathroom





Exterior





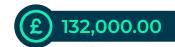
Initial Outlay





Figures based on assumed purchase price of £132,000.00 and borrowing of £99,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£33,000.00**

SDLT Charge £6,740

Legal Fees £1,000.00

Total Investment £40,740.00

Projected Investment Return



£1,170

£412.50

The monthly rent of this property is currently set at £1,170 per calendar month

Returns Based on Rental Income

Mortgage Payments on £99,000.00 @ 5%



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

Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£374.00
Ground Rent	£20.84
Letting Fees	£117.00
Total Monthly Costs	£939.34
Monthly Net Income	£230.66
Annual Net Income	£2,767.92
Net Return	6.79%

Return Stress Test Analysis Report





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

£427.92

Annual Net Income

Adjusted To

Net Return

1.05%

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

Annual Net Income

£1,038.00

Adjusted To

Net Return

2.55%

Sale Comparables Report

£135,000

£134,000



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 £135,000.



1 bedroom apartment for sale

+ Add to report

Westpoint, 501 Chester Road, Macnhester, M16

NO LONGER ADVERTISED

Marketed from 20 Mar 2024 to 27 Jan 2025 (313 days) by NEXIS Property, Manchester

GREAT NEWS for INVESTORS. VIEW TO the Manchester United. Located in the sought-after West Point d...



1 bedroom flat for sale

+ Add to report

Seymour Grove, Manchester, Greater Manchester, M16

NO LONGER ADVERTISED

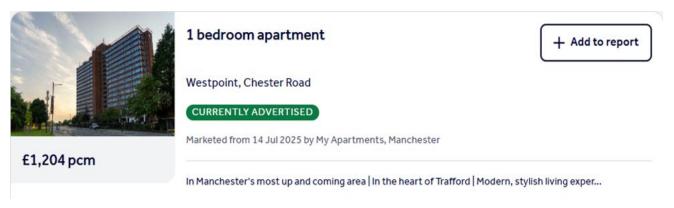
Marketed from 11 Oct 2024 to 24 Jan 2025 (105 days) by Let Property Sales & Management, Glasgow

Buy-to-Let Opportunity | Long Term Tenant Currently Situated | Likely to attract enquiries from S...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,204 based on the analysis carried out by our letting team at **Let Property**Management.





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: 6 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.





Interested in this property investment?

Call us on **0141 478 0985**



Chester Road, Old Trafford, Manchester, M16 9QY

inves

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.

