

LET PROPERTY PACK

INVESTMENT INFORMATION

Beckford Court,
Manchester, M29

217742427

 www.letproperty.co.uk





Property Description

Our latest listing is in Beckford Court, Manchester, M29

Get instant cash flow of **£795** per calendar month with a **7.9%** Gross Yield for investors.

This property has a potential to rent for **£826** which would provide the investor a Gross Yield of **8.2%** 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...



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Property Key Features

2 Bedroom

2 Bathroom

Expansive Lounge

Fully-equipped Kitchen

Factor Fees: £165.98 PM

Ground Rent: £11.10 PM

Lease Length: 751 years

Current Rent: £795

Market Rent: £826

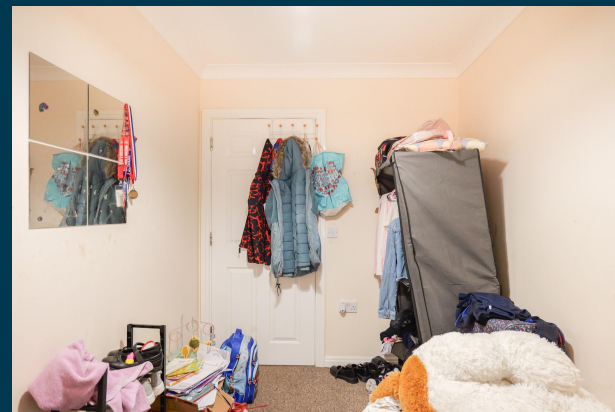
Lounge



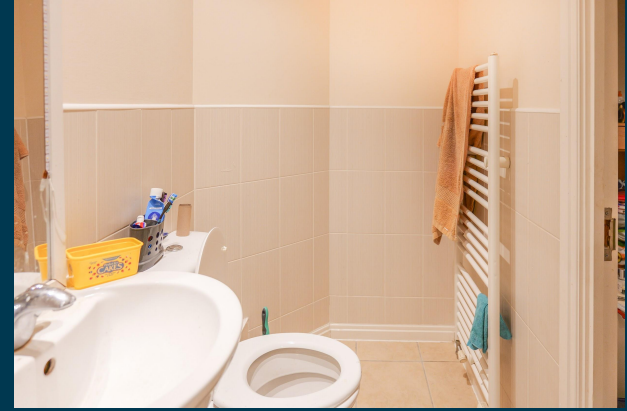
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £121,000.00 and borrowing of £90,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 121,000.00

25% Deposit	£30,250.00
SDLT Charge	£6,050
Legal Fees	£1,000.00
Total Investment	£37,300.00

Projected Investment Return



The monthly rent of this property is currently set at £795 per calendar month but the potential market rent is

£ 826



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



Returns Based on Rental Income	£795	£826
Mortgage Payments on £90,750.00 @ 5%	£378.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£165.98	
Ground Rent	£11.10	
Letting Fees	£79.50	£82.60
Total Monthly Costs	£649.71	£652.81
Monthly Net Income	£145.30	£173.20
Annual Net Income	£1,743.54	£2,078.34
Net Return	4.67%	5.57%

Return **Stress Test** Analysis Report



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

Annual Net Income **£426.34**
Adjusted To

Net Return **1.14%**

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

Annual Net Income **£396.54**
Adjusted To

Net Return **1.06%**

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 £170,000.



£170,000

2 bedroom flat for sale

Lemon Street, Tyldesley, Manchester, Greater Manchester, M29

NO LONGER ADVERTISED

Marketed from 21 Aug 2024 to 13 Sep 2024 (22 days) by Bridgfords, Walkden

+ Add to report



£165,000

2 bedroom apartment for sale

Lemon Street, Tyldesley, M29

CURRENTLY ADVERTISED

SOLD STC

Marketed from 12 May 2025 by Smoothmove Property, Tyldesley

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

2 bedroom flat

+ Add to report

Beckford Court, Tyldesley, Manchester, M29

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Oct 2024 to 22 Nov 2024 (36 days) by Thornley Groves, Monton



£875 pcm

2 bedroom flat

+ Add to report

Elliott Street, Tyldesley, M29

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 May 2025 to 21 Jul 2025 (53 days) by Smoothmove Property, Tyldesley

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
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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