

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Overton Close, Liverpool,  
L32

224693225

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





## Property Description

Our latest listing is in Overton Close, Liverpool, L32

Get instant cash flow of **£550** per calendar month with a **7.1%** Gross Yield for investors.

This property has a potential to rent for **£650** which would provide the investor a Gross Yield of **11.9%** 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...



Overton Close, Liverpool,  
L32

224693225



## Property Key Features

2 Bedroom

1 Bathroom

Spacious Room

Shared Private Parking

Factor Fees: £108.95 pm

Ground Rent: £16.66 pm

Lease Length: 228 years

Current Rent: £550

Market Rent: £650

# Kitchen



# Bedrooms



# Bathroom



# Exterior





Outlay figures based on assumed cash purchase of £60,000.

## ASSUMED PURCHASE PRICE

£ 60,000

SDLT Charge	£3,000
Legal Fees	£1,000
Total Investment	£64,000

# Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 650

Returns Based on Rental Income	£550	£650
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£108.95	
Ground Rent	£16.66	
Letting Fees	£55.00	£65.00
<b>Total Monthly Costs</b>	<b>£195.61</b>	<b>£205.61</b>
<b>Monthly Net Income</b>	<b>£354.39</b>	<b>£444.39</b>
<b>Annual Net Income</b>	<b>£4,252.68</b>	<b>£5,332.68</b>
<b>Net Return</b>	<b>6.64%</b>	<b>8.33%</b>

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



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£4,033**  
Adjusted To

Net Return                      **6.30%**

# 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 £60,000.



£60,000

## 2 bedroom flat for sale

+ Add

Wervin Road, Kirkby, Liverpool, L32

NO LONGER ADVERTISED

SOLD STC

Marketed from 2 Jun 2025 to 6 Feb 2026 (248 days) by Northwood, Liverpool



£59,950

## 2 bedroom apartment for sale

+ Add to rep

Marnwood Walk, Westvale

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 23 Nov 2022 to 1 Sep 2023 (282 days) by Greenbank Property Services, Kirkby

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

## 2 bedroom apartment

+ Add to report

Wervin Road, Liverpool, Merseyside, L32

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Jan 2026 to 5 Mar 2026 (36 days) by Lewis And Foy Lettings, Liverpool



£595 pcm

## 2 bedroom flat

+ Add to report

Wervin Road Westvale

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Apr 2024 to 16 May 2024 (39 days) by Greenbank Property Services, Kirkby

# Current Tenant Profile



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: **4 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.



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PROPERTY ID: 224693225

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**