

LET PROPERTY PACK

INVESTMENT INFORMATION

Tudor Close, Winsford,
CW7

225067766

 www.letproperty.co.uk





Property Description

Our latest listing is in Tudor Close, Winsford, CW7

Get instant cash flow of **£650** per calendar month with a **4.6%** Gross Yield for investors.

This property has a potential to rent for **£903** which would provide the investor a Gross Yield of **6.5%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

Don't miss out on this fantastic investment opportunity...



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Property Key Features

2 bedrooms

1 bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £650

Market Rent: £903

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £168,000.00 and borrowing of £126,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 168,000.00

25% Deposit	£42,000.00
SDLT Charge	£9,260
Legal Fees	£1,000.00
Total Investment	£52,260.00

Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 903

Returns Based on Rental Income	£650	£903
Mortgage Payments on £126,000.00 @ 5%	£525.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£65.00	£90.30
Total Monthly Costs	£605.00	£630.30
Monthly Net Income	£45.00	£272.70
Annual Net Income	£540.00	£3,272.40
Net Return	1.03%	6.26%

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 **£1,466.40**
Adjusted To

Net Return **2.81%**

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

Annual Net Income **£752.40**
Adjusted To

Net Return **1.44%**

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 semi-detached house for sale



York Drive, Winsford

NO LONGER ADVERTISED

SOLD STC

Marketed from 12 Feb 2025 to 23 May 2025 (100 days) by Butters John Bee, Winsford



£160,000

2 bedroom semi-detached house for sale



Norman Drive, Winsford

NO LONGER ADVERTISED

SOLD STC

Marketed from 14 May 2024 to 10 Oct 2024 (149 days) by Coulby Conduct, Winsford

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

2 bedroom semi-detached house

Castlemilk Court, Winsford, CW7

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 Feb 2026 to 9 Mar 2026 (10 days) by Simple Life, Simple Life



£975 pcm

2 bedroom semi-detached house

Poplar Close, Winsford, CW7

NO LONGER ADVERTISED

Marketed from 22 Dec 2025 to 31 Jan 2026 (40 days) by OpenRent, London

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**
-  Standard Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **10 years+**
-  Payment history: **Yes**

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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