

LET PROPERTY PACK

INVESTMENT INFORMATION

Park Avenue Chadderton,
Oldham, OL9 0AL

198933790

 www.letproperty.co.uk





Property Description

Our latest listing is in Park Avenue Chadderton, Oldham, OL9 0AL

Get instant cash flow of **£965** per calendar month with a **7.7%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **8.0%** if the rent was increased to market rate.

With a location that is ideal for families and a rewarding rental income, this would a great long term investment for an investor.

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



Park Avenue Chadderton,
Oldham, OL9 0AL

198933790



Property Key Features

3 bedroom

1 bathroom

Large Kitchen

Garden Grounds

Factor Fees: £0.00

Ground Rent: TBC

Lease Length: TBC

Current Rent: £965

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £150,000 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 150,000.00

25% Deposit	£37,500.00
SDLT Charge	£4,500
Legal Fees	£1,000.00
Total Investment	£43,000.00

Projected Investment Return



The monthly rent of this property is currently set at £965 per calendar month but the potential market rent is

£ 1,000

Returns Based on Rental Income	£965	£1,000
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	TBC	
Letting Fees	£96.50	£100.00
Total Monthly Costs	£580.25	£583.75
Monthly Net Income	£384.75	£416.25
Annual Net Income	£4,617.00	£4,995.00
Net Return	10.74%	11.62%

Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and 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 **£2,995.00**
Adjusted To

Net Return **6.97%**

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

Annual Net Income **£2,745.00**
Adjusted To

Net Return **6.38%**

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 £179,950.



3 bedroom terraced house for sale
Park Avenue, North Chadderton, Oldham, Greater Manchester, OL9

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

FREEHOLD | THREE BEDROOMS | BEAUTIFUL REAR GARDEN | CLOSE TO WELL-REGARDED SCHOOLS | EXCELLENT TR...

£179,950



SOLD PRICE HISTORY

9 Nov 2022	£175,000
------------	----------



3 bedroom terraced house for sale
Park Avenue, Chadderton, Oldham

+ Add to report

NO LONGER ADVERTISED

Chain Free | Fitted Bathroom | Fitted Kitchen | Freehold | Good Location | Investment Opportunity...

£170,000



SOLD PRICE HISTORY

3 Nov 2006	£113,500
15 Sep 2005	£75,000
18 Aug 1995	£25,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

3 bedroom detached house

Cairnwell Road, Chadderton

+ Add to report

NO LONGER ADVERTISED

DETACHED HOME | THREE BEDROOMS | COMBI GAS CENTRAL HEATING |
DOWNSTAIRS CLOAKS/W.C., | CONSERVATO...

SOLD PRICE HISTORY

14 Sep 2006	£168,000
20 Nov 2002	£109,950
21 Sep 2000	£85,950



£1,175 pcm

3 bedroom semi-detached house

Fernhurst Street, Chadderton, OL1 2AJ

+ Add to report

NO LONGER ADVERTISED LET AGREED






3 Bedrooms | Ground Floor WC | Immaculate condition | Integrated Appliances | Parking
| Pet Fr...

Marketed from 1 Aug 2023 to 15 Sep 2023 (44 days) by Allsop, Leeds

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: **5 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.



 www.letproperty.co.uk

Park Avenue Chadderton, Oldham, OL9
OAL

PROPERTY ID: 12345678

Interested in this
property investment?

Make an offer or
book a viewing

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