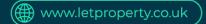


LET PROPERTY PACK

INVESTMENT INFORMATION

Warwick Road Old Trafford, Manchester, M16 ORZ

201181240











Property Description

Our latest listing is in Warwick Road Old Trafford, Manchester, M16 ORZ

Get instant cash flow of £1,250 per calendar month with a 6.4% Gross Yield for investors.

This property has a potential to rent for £1,400 which would provide the investor a Gross Yield of 7.1% if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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







Warwick Road Old Trafford, Manchester, M16 ORZ Prop

Property Key Features

2 bedroom

2 bathroom

Three Piece Bathroom

Easy access to local amenities

Factor Fees: £174.00

Ground Rent: TBC

Lease Length: TBC

Current Rent: £1,250

Market Rent: £1,400

20118124C

Lounge





Kitchen



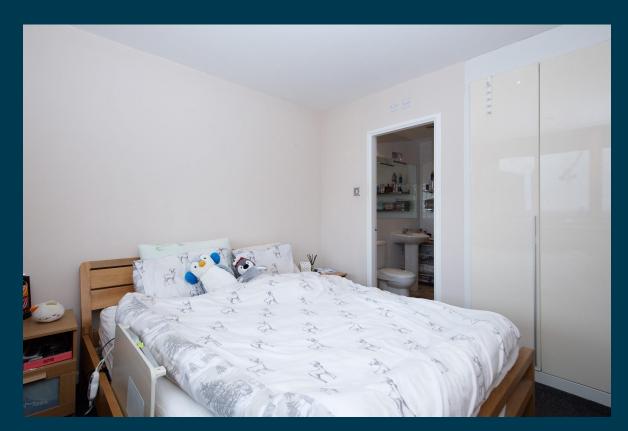






Bedrooms









Bathroom







Exterior









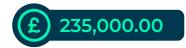
Initial Outlay





Figures based on assumed purchase price of £235,000 and borrowing of £176,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£58,750.00**

SDLT Charge £7,050

Legal Fees £1,000.00

Total Investment £66,800.00

Projected Investment Return





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.

The monthly rent of this property is currently set at £1,250 per calendar month but the potential market rent is

Returns Based on Rental Income	£1,250	£1,400	
Mortgage Payments on £176,250.00 @ 5%	£734.38		
Est. Building Cover (Insurance)	£15.00		
Approx. Factor Fees	£174.00		
Ground Rent	TBC		
Letting Fees	£125.00	£140.00	
Total Monthly Costs	£1,048.38	£1,063.38	
Monthly Net Income	£201.63	£336.63	
Annual Net Income	£2,419.50	£4,039.50	
Net Return	3.62%	6.05%	

Return Stress Test Analysis Report





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

Annual Net Income

£1,239.50

Adjusted To

Net Return

1.86%

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

Annual Net Income

£514.50

Adjusted To

Net Return

0.77%

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 £299,950.



£299,950

2 bedroom flat for sale

Warwick Road, Manchester, M16

NO LONGER ADVERTISED SOLD STC

Open plan living | Panoramic views | Balcony/terrace | 2 Bedroom | En-suite bathroom

Marketed from 13 Jan 2021 to 10 Jun 2021 (148 days) by Northwood, Sale



NO LONGER ADVERTISED

Birch Avenue, Manchester

2 bedroom apartment for sale

High Tenant Demand | Parking Space Included | Stunning Apartments | Prime Location | Abundance of...

£250,000

Marketed from 6 Jul 2022 to 13 Jul 2022 (7 days) by North Property Group, Leeds

+ Add to report

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,995 based on the analysis carried out by our letting team at **Let Property**Management.



£1,995 pcm

2 bedroom penthouse

Warwick Road, Manchester, Greater Manchester, M16

+ Add to report

CURRENTLY ADVERTISED

FULLY FURNISHED | DUPLEX APARTMENT | PARKING FOR TWO CARS | TWO LARGE TERRACES | SOUTH FACING

Marketed from 25 Oct 2021 by Anglo Homes, Manchester



£1,595 pcm

2 bedroom flat

Warwick Road, Manchester, M16

NO LONGER ADVERTISED

No Agent Fees | Property Reference Number: 1692234

Marketed from 29 Apr 2023 to 20 May 2023 (21 days) by OpenRent, London

+ Add to report

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: Moved in within the last 2 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?

Make an offer or book a viewing

Call us on 0141 478 0985

Warwick Road Old Trafford, Manchester, M16 ORZ

PROPERTY ID: 12345678

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.

