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LET PROPERTY PACK

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INVESTMENT INFORMATION

Oxford Road Manchester, M17DU

205710713

(www.letproperty.co.uk

LETPR[®]**PERTY**





Property Description

Our latest listing is in Oxford Road Manchester, M1 7DU

Get instant cash flow of £925 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 8.3% 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...

LETPR@PERTY





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Property Key Features

1 Bedroom 1 Bathroom

Well-kept flat

Bright and Airy Open-Plan Space

Three Piece Bathroom

Ideal Location for Working Professionals

Easy Access to Local Amenities

Factor Fees: £200 pm Ground Rent: TBC Lease Length: 128 years Current Rent: £925 Market Rent: £1,000







Kitchen





Bedrooms





Bathroom





Exterior









Figures based on assumed purchase price of £145,000.00 and borrowing of £108,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

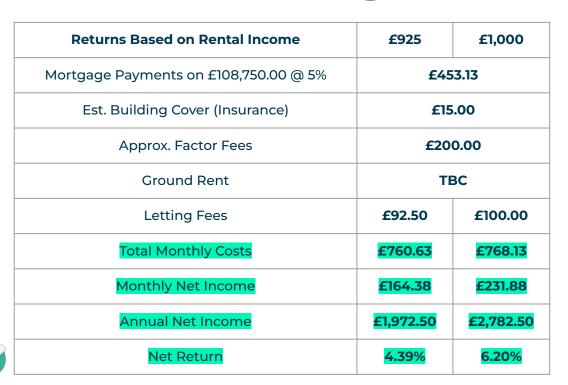


25% Deposit	£36,250.00
SDLT Charge	£7,650
Legal Fees	£1,000.00
Total Investment	£44,900.00

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 £925 per calendar month but the potential market rent is





Return Stress Test Analysis Report





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

Annual Net Income **£782.50** Adjusted To

Net Return 1.74%

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

Annual Net Income **£607.50** Adjusted To

Net Return 1.35%

Sale Comparables Report

£149,950

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 £150,000.

	1 bedroom apartment for sale	+ Add to report
	Buy to Let Manchester Flat	
	NO LONGER ADVERTISED	
£150,000	Marketed from 29 Mar 2025 to 22 Apr 2025 (24 days) by RW Invest, Ma	anchester
	Fully Furnished Manhattan Apartment in Prime M1 Postcode 6% Ren	tal Return Completed & Furnish
	1 bedroom apartment for sale	+ Add to report
	Buy to Let Manchester Flat	

CURRENTLY ADVERTISED

Marketed from 21 Apr 2025 by RW Invest, Manchester

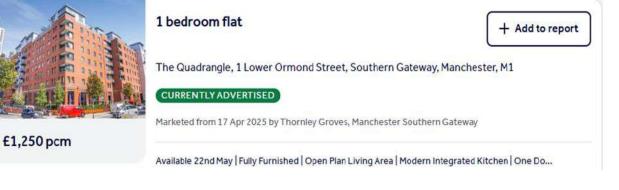
Fully-Furnished Manhattan Apartment in Top Regeneration Area | 6% NET Return | Fully Furnished, D...



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.







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

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.

Current term of tenancy: **Moved in** within the last 2 years

Payment history: On time for length of tenancy





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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.

