

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Carlton Avenue Romiley,  
Stockport, SK6

201896898

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





## Property Description

Our latest listing is in Carlton Avenue Romiley, Stockport, SK6

Get instant cash flow of **£900** per calendar month with a **3.3%** Gross Yield for investors.

This property has a potential to rent for **£2,000** which would provide the investor a Gross Yield of **7.4%** 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...



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## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Three Piece Bathroom**

**Garden Ground**

**Factor Fees: £0**

**Ground Rent: N/A**

**Lease Length: N/A**

**Current Rent: £900**

**Market Rent: £2,000**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £325,000.00 and borrowing of £243,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 325,000.00

25% Deposit	£81,250.00
SDLT Charge	£13,500
Legal Fees	£1,000.00
Total Investment	£95,750.00

# Projected Investment Return

The monthly rent of this property is currently set at £900 per calendar month but the potential market rent is

£2,000



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.



Returns Based on Rental Income	£900	£2,000
Mortgage Payments on £243,750.00 @ 5%	<b>£1,015.63</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>£0.00</b>	
Ground Rent	<b>N/A</b>	
Letting Fees	<b>£90.00</b>	<b>£200.00</b>
<b>Total Monthly Costs</b>	<b>£1,120.63</b>	<b>£1,230.63</b>
<b>Monthly Net Income</b>	<b>-£220.63</b>	<b>£769.38</b>
<b>Annual Net Income</b>	<b>-£2,647.50</b>	<b>£9,232.50</b>
<b>Net Return</b>	<b>-2.77%</b>	<b>9.64%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£5,232.50**  
Adjusted To

Net Return                      **5.46%**

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

Annual Net Income      **£4,357.50**  
Adjusted To

Net Return                      **4.55%**

# 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 £360,000.



## 3 bedroom semi-detached house for sale

Carlton Avenue, Romiley, Stockport

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Beautifully presented extended period home | Close to amenities, Romiley Primary School and publi...

£360,000

Floorplan

### SOLD PRICE HISTORY

17 Feb 2023	£360,000
29 Nov 2002	£139,950
15 Dec 2000	£84,950

Marketed from 3 Dec 2022 to 14 Feb 2023 (73 days) by eXp UK, North West



## 3 bedroom semi-detached house for sale

Carlton Avenue, Romiley, Stockport

+ Add to report

NO LONGER ADVERTISED

Attractive and spacious Edwardian semi | Extended ground floor living accommodation | Convenient ...

£350,000

Floorplan

### SOLD PRICE HISTORY

29 Jan 2007	£216,500
15 Dec 2003	£170,000

Marketed from 14 Apr 2022 to 19 Nov 2022 (219 days) by eXp UK, North West



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,500 based on the analysis carried out by our letting team at **Let Property Management**.



£2,500 pcm

### 3 bedroom detached house

Dickens Lane, Poynton

+ Add to report

NO LONGER ADVERTISED LET AGREED

INDIVIDUALLY DESIGNED DETACHED HOUSE | CENTRAL VILLAGE LOCATION |  
SECURE GATED DRIVEWAY | THREE...

Marketed from 9 Jul 2022 to 28 Aug 2022 (49 days) by Gascoigne Halman, Bramhall



£2,350 pcm

### 3 bedroom detached house

Harlyn Avenue, Bramhall, Stockport

+ Add to report

NO LONGER ADVERTISED LET AGREED






Balcony | Bright & Spacious | Beautiful Gardens | Corner Plot | Double Garage | Popular  
Bramhall...

Marketed from 27 Feb 2024 to 23 Mar 2024 (24 days) by Gascoigne Halman, Bramhall

# 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.



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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**