

LET PROPERTY PACK

INVESTMENT INFORMATION

Sandringham House,
Windsor Street,
Manchester, M5 4AX

201970775

 www.letproperty.co.uk





Property Description

Our latest listing is in Sandringham House, Windsor Street, Manchester, M5 4AX

Get instant cash flow of **£1,000** per calendar month with a **6.5%** Gross Yield for investors.

This property has a potential to rent for **£1,224** which would provide the investor a Gross Yield of **7.9%** 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...



Sandringham House,
Windsor Street,
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Property Key Features

2 Bedrooms

1 Bathroom

Well-Maintained Property

Parking Available

Factor Fees: £183.00 PM

Ground Rent: £17.00 PM

Lease Length: 245 years

Current Rent: £1,000

Market Rent: £1,224

Lounge



Kitchen



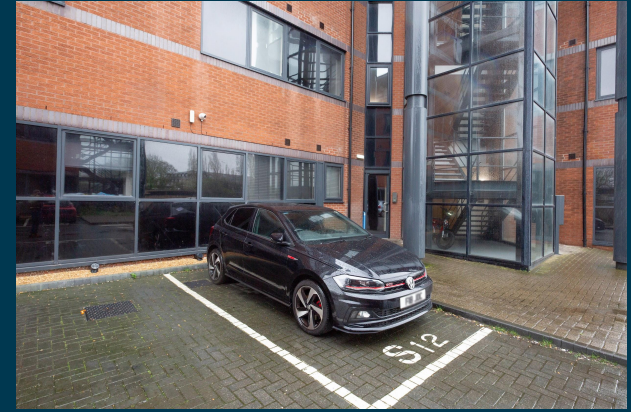
Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £186,000.00 and borrowing of £139,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 186,000.00

25% Deposit £46,500.00

SDLT Charge £10,520

Legal Fees £1,000.00

Total Investment £58,020.00

Projected Investment Return



The monthly rent of this property is currently set at £1,000 per calendar month but the potential market rent is

£ 1,224

Returns Based on Rental Income	£1,000	£1,224
Mortgage Payments on £139,500.00 @ 5%	£581.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£183.00	
Ground Rent	£17.00	
Letting Fees	£100.00	£122.40
Total Monthly Costs	£896.25	£918.65
Monthly Net Income	£103.75	£305.35
Annual Net Income	£1,245.00	£3,664.20
Net Return	2.15%	6.32%

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 **£1,216.20**
Adjusted To

Net Return **2.10%**

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

Annual Net Income **£1,078.20**
Adjusted To

Net Return **1.86%**

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 £196,000.



£196,000

2 bedroom flat for sale

+ Add to report

Windsor Street, Salford, M5

CURRENTLY ADVERTISED

Marketed from 20 Jun 2024 by Let Property Sales & Management, Glasgow

Buy-to-Let Opportunity | Lounge and Kitchen | Three Piece Bathroom | Well Maintained Property | L...



£195,000

2 bedroom apartment for sale

+ Add to report

Sandringham House, Manchester

CURRENTLY ADVERTISED

Marketed from 1 May 2024 by North Property Group, Manchester

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**.



£1,250 pcm

2 bedroom flat

+ Add to report

The Gateway, 15 Trafford Road, Salford, M5

NO LONGER ADVERTISED

Marketed from 30 Dec 2024 to 5 Mar 2025 (64 days) by X1 Sales & Lettings, Salford

AVAILABLE NOW! Fully Furnished Apartments On-site Gym On-site Security 7 PM – 7 AM Great Location...



£1,200 pcm

2 bedroom flat

+ Add to report

The Gateway, 15 Trafford Road, Salford, M5

NO LONGER ADVERTISED

Marketed from 8 Apr 2024 to 11 Jun 2024 (64 days) by X1 Sales and Lettings, Salford

AVAILABLE NOW! * Fully Furnished Apartments * On-site Gym * On-site Security 7 PM – 7 AM * Great ...

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: **Moved in within the last 2 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?

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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