

LET PROPERTY PACK

INVESTMENT INFORMATION

Lambeth Avenue,
Failsworth, Manchester,
M35

209173072

 www.letproperty.co.uk





Property Description

Our latest listing is in Lambeth Avenue, Failsworth, Manchester, M35

Get instant cash flow of **£850** per calendar month with a **4.8%** Gross Yield for investors.

This property has a potential to rent for **£980** which would provide the investor a Gross Yield of **5.5%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



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Property Key Features

2 Bedrooms

1 Bathroom

Driveway

Patio

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length: £0.00

Current Rent: £850

Market Rent: £980

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £212,000.00 and borrowing of £159,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 212,000

25% Deposit	£53,000.00
SDLT Charge	6360
Legal Fees	£1,000.00
Total Investment	£60,360.00

Projected Investment Return



The monthly rent of this property is currently set at £850 per calendar month but the potential market rent is

£ 980

Returns Based on Rental Income	£850	£980
Mortgage Payments on £159,000.00 @ 5%	£662.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£85.00	£98.00
Total Monthly Costs	£762.50	£775.50
Monthly Net Income	£88	£205
Annual Net Income	£1,050	£2,454
Net Return	1.74%	4.07%

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 **£494**
Adjusted To

Net Return **0.82%**

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

Annual Net Income **-£726**
Adjusted To

Net Return **-1.20%**

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 £199,950.



£199,950

2 bedroom semi-detached house for sale

Lambeth Avenue, Failsworth, Manchester

+ Add to report

NO LONGER ADVERTISED SOLD STC

Double Extension to Rear | Deceptively Spacious | Modern Interior | 2 Reception Rooms | 2 Double ...

SOLD PRICE HISTORY



£160,000

2 bedroom semi-detached house for sale

Lambeth Avenue, Failsworth, Manchester, M35

+ Add to report

NO LONGER ADVERTISED SOLD STC

TWO BEDROOMS | SEMI-DETACHED | GENEROUS CORNER PLOT | DRIVEWAY PARKING | DETACHED GARAGE | CUL-DE...

SOLD PRICE HISTORY

Rent Comparables Report



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



£995 pcm

2 bedroom semi-detached house

Ravenoak Drive, Failsworth, Manchester

+ Add to report

NO LONGER ADVERTISED LET AGREED

Grovewell are pleased to offer for let this 2 bedroom semi-detached home in Failsworth

SOLD PRICE HISTORY



£875 pcm

2 bedroom semi-detached house

Lambeth Avenue, Failsworth

+ Add to report

NO LONGER ADVERTISED LET AGREED






SEMI DETACHED | TWO BEDROOMS | GAS CENTRAL HEATING | UPVC DOUBLE GLAZING | GARDENS | OFF ROAD PAR...

SOLD PRICE HISTORY

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?

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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