

LET PROPERTY PACK

INVESTMENT INFORMATION

Buckingham Road, Clifton,
Swinton, Manchester, M27
8GE

212714074

 www.letproperty.co.uk





Property Description

Our latest listing is in Buckingham Road, Clifton, Swinton, Manchester, M27 8GE

Get instant cash flow of **£750** per calendar month with a **8.7%** Gross Yield for investors.

This property has a potential to rent for **£903** which would provide the investor a Gross Yield of **10.5%** if the rent was increased to market rate.

With great potential returns and located within a prime rental location in Swinton, it will make for a reliable long term investment for an investor.

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



Buckingham Road,
Clifton, Swinton,
Manchester, M27 8GE

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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge

Spacious Kitchen

Factor Fees: £41.6 Per/Month

Ground Rent: £10 P/Annum

Lease Length: TBC

Current Rent: £750

Market Rent: £903

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £103,000.00 and borrowing of £77,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 103,000.00

25% Deposit	£25,750.00
SDLT Charge	£3,090
Legal Fees	£1,000.00
Total Investment	£29,840.00

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 £750 per calendar month but the potential market rent is



£ 903

Returns Based on Rental Income	£750	£903
Mortgage Payments on £77,250.00 @ 5%	£321.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£41.6 Per/Month	
Ground Rent	£10 P/Annum	
Letting Fees	£75.00	£90.30
Total Monthly Costs	£411.88	£427.18
Monthly Net Income	£338.13	£475.83
Annual Net Income	£4,057.50	£5,709.90
Net Return	13.60%	19.14%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,903.90**
Adjusted To

Net Return **13.08%**

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


Annual Net Income **£4,164.90**
Adjusted To

Net Return **13.96%**

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 £120,000.



2 bedroom apartment for sale

Denning Place, Clifton, Swinton

CURRENTLY ADVERTISED

Marketed from 22 Oct 2024 by L A Property Discovery Limited, Chorlton

This top-floor, two-bedroom apartment is perfect for those looking for convenient access to trans...

£120,000


[+ Add to report](#)

Sold price history: [View](#)

11/10/2004	£85,000
19/03/2003	£75,000

EPC: [View](#)

(Approx.) Sqft: **420 sq ft** Price (£) per sqft: **£285.86**



2 bedroom flat for sale

Bolton Road, Swinton, Manchester

NO LONGER ADVERTISED **SOLD STC**

Marketed from 18 Jan 2023 to 1 Nov 2023 (287 days) by Sell Well, Worsley

Fantastic Investment Opportunity | Superb Ground Floor Fully Refurbished Flat | New Carpets & Fl...


£120,000

[+ Add to report](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as **£900** based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom flat

[+ Add to report](#)


Eppleworth Rise, Swinton, Manchester

NO LONGER ADVERTISED **LET AGREED**

Marketed from 15 Oct 2024 to 24 Oct 2024 (9 days) by Keenans Estate Agents, Burnley

Ground Floor Flat | Two Bedrooms | Three Piece Family Shower Room | Fitted Kitchen | Spacious Rec...

£900 pcm




[View floor plan](#)

Sold price history: [View](#)

07/12/2011	£50,000
11/01/2007	£87,000
03/09/2004	£77,000

EPC: [View](#)

(Approx.) Sqft: **581 sq ft** Price (£) per sqft: **£1.55**



2 bedroom apartment

[+ Add to report](#)

Mere Drive, Swinton

NO LONGER ADVERTISED **LET AGREED**

Marketed from 14 Jun 2024 to 12 Aug 2024 (58 days) by Keenans Estate Agents, Swinton






First Floor Apartment | Two Bedrooms | One Reception Room | Three Piece Bathroom | Fitted Kitchen...

£900 pcm

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: **5 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.



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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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