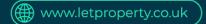


LET PROPERTY PACK

INVESTMENT INFORMATION

Parsons Way, Manchester, M9

217030163











Property Description

Our latest listing is in Parsons Way, Manchester, M9

This property has a potential to rent for £1,055 which would provide the investor a Gross Yield of 11.0% if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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...







Parsons Way, Manchester, M9



Property Key Features

2 bedrooms

1 bathroom

Well Maintained Property

Spacious Lounge

Factor Fees: tbc

Ground Rent: tbc

Lease Length: 950 years

Current Rent: VACANT

Market Rent: £1,055

217030163

Lounge









Kitchen









Bedrooms









Bathroom









Exterior









Initial Outlay





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£28,750.00**

SDLT Charge £5,750

Legal Fees £1,000.00

Total Investment £35,500.00

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.

Returns Based on Rental Income	£1,055
Mortgage Payments on £86,250.00 @ 5%	£359.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	tbc
Ground Rent	tbc
Letting Fees	£105.50
Total Monthly Costs	£479.88
Monthly Net Income	£575.13
Annual Net Income	£6,901.50
Net Return	19.44%

Return Stress Test Analysis Report





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

Annual Net Income

£4,791.50

Adjusted To

Net Return

13.50%

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

Annual Net Income

£5,176.50

Adjusted To

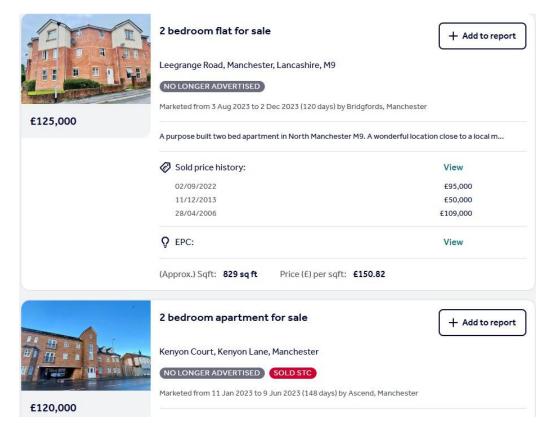
Net Return

14.58%

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 £125,000.



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,150 pcm

2 bedroom flat

Chapel Court, Manchester, M9

NO LONGER ADVERTISED

Marketed from 4 Jun 2024 to 16 Jun 2024 (12 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 2109323



£1,000 pcm

2 bedroom apartment

Routledge Walk, Manchester, Greater Manchester, M9

CURRENTLY ADVERTISED

Marketed from 1 May 2025 by Ryder & Dutton, Chadderton

+ Add to report

+ Add to report

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: N/A



Current term of tenancy: N/A



Standard Tenancy Agreement In Place: **N/A**



Payment history: N/A



Fully compliant tenancy: N/A

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.





Interested in this property investment?

Call us on **0141 478 0985**



Parsons Way, Manchester, M9



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.