

LET PROPERTY PACK

INVESTMENT INFORMATION

Stillwater Drive, Manchester, M11

217857009











Property Description

Our latest listing is in Stillwater Drive, Manchester, M11

Get instant cash flow of £895 per calendar month with a 8.5% Gross Yield for investors.

This property has a potential to rent for £916 which would provide the investor a Gross Yield of 8.7% if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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







Stillwater Drive, Manchester, M11



1 Bedroom

1 Bathroom

Open-Plan Lounge and Dining Area

Well-Equipped Kitchen

Factor Fees: TBC

Ground Rent: £193.00 PM

Lease Length: 230 years

Current Rent: £895

Market Rent: £916

217857009

Lounge









Kitchen









Bedrooms



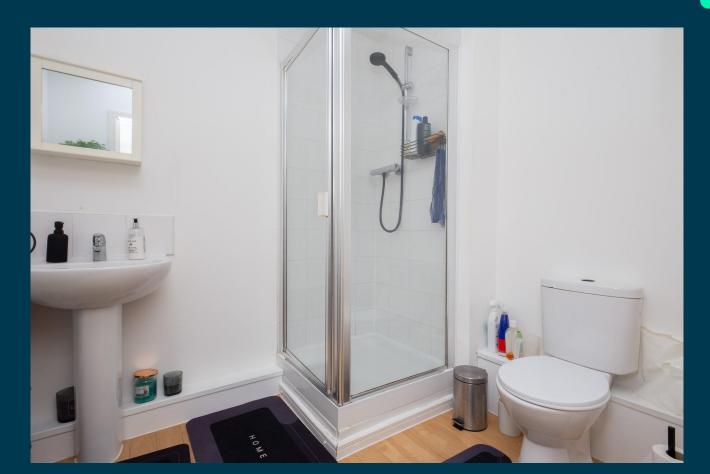






Bathroom





Exterior









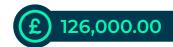
Initial Outlay





Figures based on assumed purchase price of £126,000.00 and borrowing of £94,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£31,500.00**

SDLT Charge £6,320

Legal Fees £1,000.00

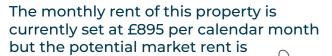
Total Investment £38,820.00

Projected Investment Return





Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.





Returns Based on Rental Income	£895	£916
Mortgage Payments on £94,500.00 @ 5%	£393.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	£193.00	
Letting Fees	£89.50	£91.60
Total Monthly Costs	£691.25	£693.35
Monthly Net Income	£203.75	£222.65
Annual Net Income	£2,445.00	£2,671.80
Net Return	6.30%	6.88%

Return Stress Test Analysis Report





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

Annual Net Income

£839.80

Adjusted To

Net Return

2.16%

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

Annual Net Income

£3,097.80

Adjusted To

Net Return

7.98%

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.



£120,000

1 bedroom apartment for sale

+ Add to report

Stillwater Drive, Manchester, Greater Manchester, M11

CURRENTLY ADVERTISED

Marketed from 28 May 2025 by Peter Anthony, Salford

One Bedroom Apartment Second Floor Apartment | Secure Residents Parking | Great Condition Through...



1 bedroom flat for sale

+ Add to rep

5 Stillwater Drive, Sports City, Openshaw, Manchester, M11

CURRENTLY ADVERTISED

Marketed from 6 May 2025 by Thornley Groves, Manchester Southern Gateway

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

Stillwater Drive, Manchester, M11

NO LONGER ADVERTISED

Marketed from 29 Oct 2024 to 3 Nov 2024 (4 days) by OpenRent, London



£1,050 pcm

2 bedroom flat

1 Stillwater Drive, Sports City, Openshaw, Manchester, M11

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Mar 2025 to 14 Mar 2025 (8 days) by Thornley Groves, Manchester Southern Gateway

Deposit Free Options Available | Available Now | Fully Furnished | Secure Parking Available at an...

+ 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: Yes



Current term of tenancy: **Moved in** within the last 2 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.





Interested in this property investment?

Call us on **0141 478 0985**



Stillwater Drive, Manchester, M11



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.