

LET PROPERTY PACK

INVESTMENT INFORMATION

Stillwater Drive,
Manchester, M11

217857009

 www.letproperty.co.uk





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

217857009



Property Key Features

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

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 126,000.00

25% Deposit	£31,500.00
SDLT Charge	£6,320
Legal Fees	£1,000.00
Total Investment	£38,820.00

Projected Investment Return



The monthly rent of this property is currently set at £895 per calendar month but the potential market rent is

£ 916



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	TBC	
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...



£120,000

1 bedroom flat for sale

+ Add to report

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

+ Add to report



£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

+ Add to report

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

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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