

LET PROPERTY PACK

INVESTMENT INFORMATION

Beckford Court, Manchester, M29

218509776











Property Description

Our latest listing is in Beckford Court, Manchester, M29

Get instant cash flow of £900 per calendar month with a 8.6% Gross Yield for investors.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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







Beckford Court, Manchester, M29



2 Bedroom

2 Bathroom

Expansive Lounge

Fully-equipped Kitchen

Factor Fees: £165.98 PM

Ground Rent: £11.10 PM

Lease Length: 751 years

Current Rent: £900

218509776

Lounge

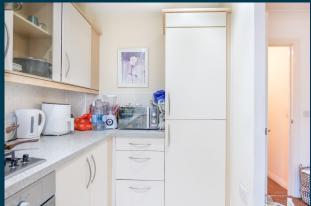




Kitchen



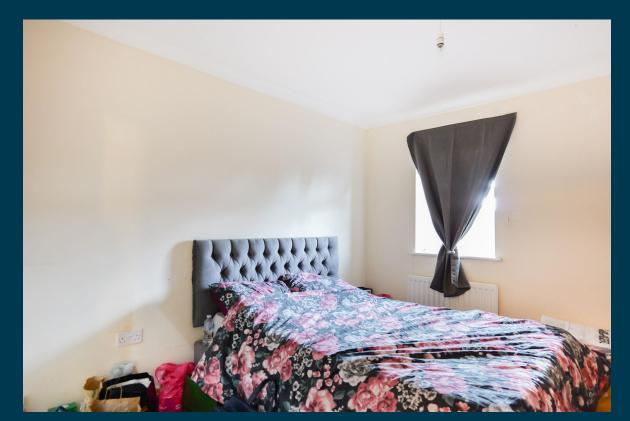






Bedrooms









Bathroom









Exterior









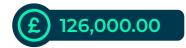
Initial Outlay





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.

The monthly rent of this property is currently set at £900 per calendar month.

Returns Based on Rental Income	£900
Mortgage Payments on £94,500.00 @ 5%	£393.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£165.98
Ground Rent	£11.10
Letting Fees	£90.00
Total Monthly Costs	£675.83
Monthly Net Income	£224.17
Annual Net Income	£2,690.04
Net Return	6.93%

Return Stress Test Analysis Report





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

Annual Net Income

£890.04

Adjusted To

Net Return

2.29%

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

Annual Net Income

£933.24

Adjusted To

Net Return

2.40%

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 £170,000.



2 bedroom flat for sale

+ Add to report

Lemon Street, Tyldesley, Manchester, Greater Manchester, M29

NO LONGER ADVERTISED

Marketed from 21 Aug 2024 to 13 Sep 2024 (22 days) by Bridgfords, Walkden



2 bedroom apartment for sale

+ Add to report

CURRENTLY ADVERTISED

Lemon Street, Tyldesley, M29

SOLD STC

Marketed from 12 May 2025 by Smoothmove Property, Tyldesley

£165,000

Rent Comparables Report



+ Add to report

This property is situated in a high demand rental area with rents achieving as much as £1,275 based on the analysis carried out by our letting team at **Let Property Management**.





£1,025 pcm

2 bedroom apartment

Lower Green Lane, Tyldesley, M29

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Sep 2024 to 7 Oct 2024 (32 days) by Millbrooke Estate Agents, Worsley

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** 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**



Beckford Court, Manchester, M29



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.