

LET PROPERTY PACK

INVESTMENT INFORMATION

Beckford Court,
Manchester, M29

218509776

 www.letproperty.co.uk





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...



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Property Key Features

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

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 £900 per calendar month.



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



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.



£170,000

2 bedroom flat for sale

Lemon Street, Tyldesley, Manchester, Greater Manchester, M29

NO LONGER ADVERTISED

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

+ Add to report



£165,000

2 bedroom apartment for sale

Lemon Street, Tyldesley, M29

CURRENTLY ADVERTISED

SOLD STC

Marketed from 12 May 2025 by Smoothmove Property, Tyldesley

+ Add to report

Rent Comparables 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**.



£1,275 pcm

2 bedroom apartment

Ann Lane, Tyldesley, M29

CURRENTLY ADVERTISED

Marketed from 4 Sep 2025 by Millbrooke Estate Agents, Worsley

+ Add to report



£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

+ 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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved
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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