

LET PROPERTY PACK

INVESTMENT INFORMATION

Maple Court, The Maples,
Winsford, CW7

220568767

 www.letproperty.co.uk





Property Description

Our latest listing is in Maple Court, The Maples, Winsford, CW7

Get instant cash flow of **£600** per calendar month with a **7.2%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **9.0%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Flat 5, Maple Court, The
Maples, Winsford, CW7
3FD

220568767



Property Key Features

1 bedroom

1 bathroom

Spacious Rooms

Good condition

Factor Fees: £130.00 pm

Ground Rent: TBC

Lease Length: 968 years

Current Rent: £600

Market Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £99,750.00 and borrowing of £74,812.50 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 99,000.00

25% Deposit	£24,937.50
SDLT Charge	£4,988
Legal Fees	£1,000.00
Total Investment	£30,925.00

Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 750

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



Returns Based on Rental Income	£600	£750
Mortgage Payments on £74,812.50 @ 5%	£311.72	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£130.00	
Ground Rent	TBC	
Letting Fees	£60.00	£75.00
Total Monthly Costs	£516.72	£531.72
Monthly Net Income	£83.28	£218.28
Annual Net Income	£999.38	£2,619.38
Net Return	3.23%	8.47%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,119.38**
Adjusted To

Net Return **3.62%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£1,123.13**
Adjusted To

Net Return **3.63%**

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 £79,950.



£79,950

1 bedroom apartment for sale

Maple Court, Winsford

NO LONGER ADVERTISED

SOLD STC

Marketed from 3 Mar 2021 to 3 Aug 2021 (152 days) by LMS Property, Winsford



£77,000

1 bedroom apartment for sale

Maple Court,, Winsford

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Sep 2021 to 25 Jul 2022 (305 days) by LMS Property, Winsford

Rent Comparables **Report**



This property is situated in a high demand rental area with rents achieving as much as £775 based on the analysis carried out by our letting team at **Let Property Management**.



£775 pcm

1 bedroom apartment

Woodbank Barns Apartment 8, Ways Green, Winsford

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Aug 2025 to 10 Sep 2025 (34 days) by LMS Property, Winsford



£650 pcm

1 bedroom flat

High Street, Winsford

CURRENTLY ADVERTISED

Marketed from 19 Sep 2025 by LMS Property, Winsford

Current Tenant Profile



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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