

LET PROPERTY PACK

INVESTMENT INFORMATION

Maple Court, The Maples, Winsford, CW7

220568767











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



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









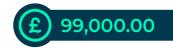
Initial Outlay





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



25% Deposit **£24,937.50**

SDLT Charge £4,988

Legal Fees £1,000.00

Total Investment £30,925.00

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 £600 per calendar month but the potential market rent is



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	ТВС	
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

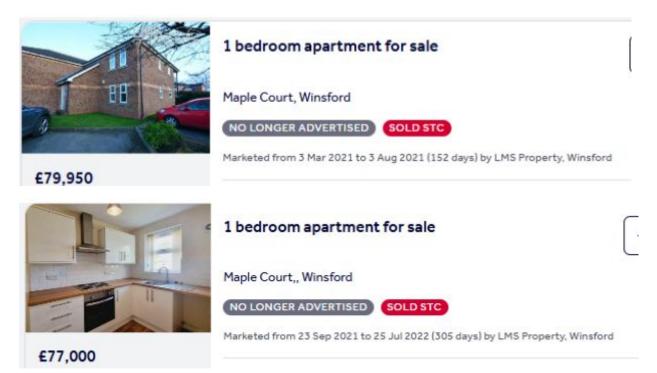
Net Return

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.



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.



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

£775 pcm



Marketed from 19 Sep 2025 by LMS Property, Winsford

1 bedroom flat

High Street, Winsford

CURRENTLY ADVERTISED

£650 pcm

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



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**



Maple Court, The Maples, Winsford, CW7



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.