

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Apartment 16 143  
Waterloo Road,  
Manchester, M8 8BT

223116342

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Apartment 16 143  
Waterloo Road, Manchester, M8 8BT

Get instant cash flow of **£850** per calendar month with a **6.8%** Gross Yield for investors.

This property has a potential to rent for **£1,266** which would provide the investor a Gross Yield of **10.2%** 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...**



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## Property Key Features

**2 bedroom**

**1 bathroom**

**Spacious Lounge**

**Well Equipped Kitchen**

**Factor Fees: £152**

**Ground Rent: £12.5**

**Lease Length: 979 years**

**Current Rent: £850**

**Market Rent: £1,266**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior





# Initial Outlay



Figures based on assumed purchase price of £149,000.00 and borrowing of £111,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 149,000.00

25% Deposit	£37,250.00
SDLT Charge	£7,930
Legal Fees	£1,000.00
Total Investment	£46,180.00

# 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 £850.00 per calendar month but the potential market rent is

£ 1,266

Returns Based on Rental Income	£850	£1,266
Mortgage Payments on £111,750.00 @ 5%	£465.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£152.00	
Ground Rent	£12.50	
Letting Fees	£85.00	£126.60
Total Monthly Costs	£730.13	£771.73
Monthly Net Income	£119.88	£494.28
Annual Net Income	£1,438.50	£5,931.30
Net Return	3.11%	12.84%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,399.30**  
Adjusted To

Net Return                      **7.36%**

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

Annual Net Income      **£3,846.30**  
Adjusted To

Net Return                      **8.33%**

# 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 £140,000.



**£140,000**

## 2 bedroom apartment for sale

[+ Add to report](#)

Waterloo Road, Manchester

NO LONGER ADVERTISED

Marketed from 3 Jul 2024 to 10 Aug 2024 (38 days) by Open House Estate Agents, Nationwide



**£135,000**

## 2 bedroom flat for sale

[+ Add to report](#)

Waterloo Road, Manchester

NO LONGER ADVERTISED

SOLD STC

Marketed from 15 Nov 2022 to 3 Jan 2024 (414 days) by Pearson Ferrier, Cheetham Hill



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

## 2 bedroom flat

+ Add to report

Waterloo Road, Manchester

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 Oct 2024 to 3 Dec 2024 (36 days) by Grovewell, Manchester



£995 pcm

## 2 bedroom apartment

+ Add to report

143 Waterloo Road, Manchester

NO LONGER ADVERTISED

Marketed from 14 Jul 2025 to 16 Jul 2025 (2 days) by Buckley Frayne, Manchester

# 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 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.



**LETPROPERTY**