

LET PROPERTY PACK

INVESTMENT INFORMATION

Ruthven Road, Old Swan,
L13

227009485

 www.letproperty.co.uk





Property Description

Our latest listing is in Ruthven Road, Old Swan, L13

Get instant cash flow of **£600** per calendar month with a **6.5%** Gross Yield for investors.

This property has a potential to rent for **£966** which would provide the investor a Gross Yield of **10.4%** 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...



Ruthven Road, Old Swan,
L13

227009485



Property Key Features

2 bedroom

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £92.76 pm

Ground Rent: £10 pm

Lease Length: 109 years

Current Rent: £600

Market Rent: £966

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £111,000.00 and borrowing of £83,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 111,000.00

25% Deposit	£27,750.00
SDLT Charge	£5,550
Legal Fees	£1,000.00
Total Investment	£34,300.00

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

£ 966

Returns Based on Rental Income	£600	£966
Mortgage Payments on £83,250.00 @ 5%	£346.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£92.76	
Ground Rent	£10.00	
Letting Fees	£60.00	£96.60
Total Monthly Costs	£524.64	£561.24
Monthly Net Income	£75.37	£404.77
Annual Net Income	£904.38	£4,857.18
Net Return	2.64%	14.16%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,925.18**
Adjusted To

Net Return **8.53%**

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

Annual Net Income **£3,312.18**
Adjusted To

Net Return **9.66%**

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 £120,000.



£120,000

1 bedroom flat for sale

Heywood Road, Childwall, L15

NO LONGER ADVERTISED

Marketed from 21 Aug 2024 to 22 Mar 2025 (212 days) by Atlas Estate Agents, Liverpool

+ Add to report



£115,000

1 bedroom apartment for sale

Olive Lane, Wavertree, Liverpool, L15

NO LONGER ADVERTISED

SOLD STC

Marketed from 15 Mar 2023 to 29 Jun 2023 (106 days) by Venmore, Liverpool

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 pm based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

2 bedroom apartment

Wavertree Nook Road, Liverpool, L15

NO LONGER ADVERTISED

Marketed from 8 Apr 2026 to 10 Jun 2026 (63 days) by Marshall Property, Liverpool

[+ Add to report](#)



£950 pcm

2 bedroom apartment

Ruthven Road, Old Swan, Liverpool, Merseyside, L13

NO LONGER ADVERTISED

Marketed from 10 Jul 2025 to 13 Aug 2025 (34 days) by Choices Asset Management, Redhill

[+ Add to report](#)

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

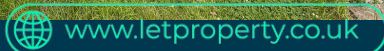
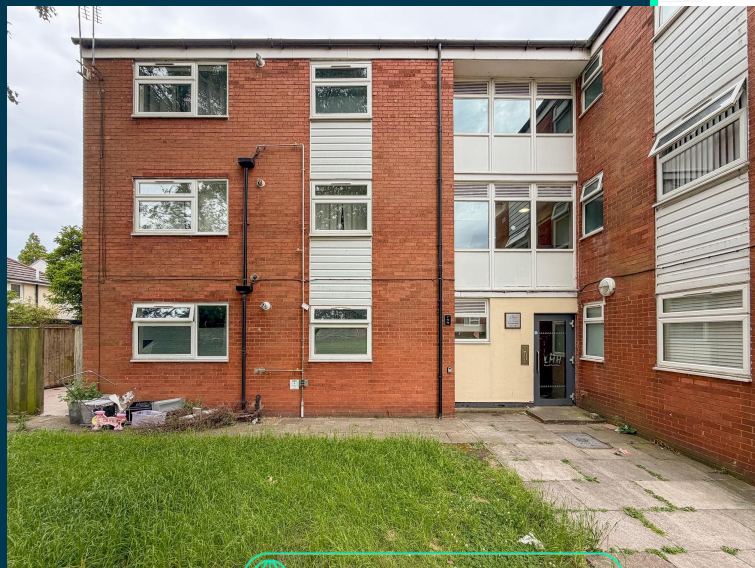


Current term of tenancy: **Moved
within the last 2 years**



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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