

LET PROPERTY PACK

INVESTMENT INFORMATION

Cromwell Avenue,
Stockport, SK5

220967330

 www.letproperty.co.uk





Property Description

Our latest listing is in Cromwell Avenue, Stockport, SK5

Get instant cash flow of **£750** per calendar month with a **4.8%** Gross Yield for investors.

This property has a potential to rent for **£992** which would provide the investor a Gross Yield of **6.3%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Cromwell Avenue,
Stockport, SK5

220967330



Property Key Features

2 bedroom

1 bathroom

Good Condition

Easy Access to Local Amenities

Factor Fees: £20 pm

Ground Rent: £9 pm

Lease Length: 900 years

Current Rent: £750

Market Rent: £992

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £189,000.

ASSUMED PURCHASE PRICE

£ 189,000

SDLT Charge £10,730

Legal Fees £1,000

Total Investment £200,730

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 £750 per calendar month but the potential market rent is

£ 992

Returns Based on Rental Income	£750	£992
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£20.00	
Ground Rent	£9.00	
Letting Fees	£75.00	£99.20
Total Monthly Costs	£119.00	£143.20
Monthly Net Income	£631.00	£848.80
Annual Net Income	£7,572.00	£10,185.60
Net Return	3.77%	5.07%

Return **Stress Test** Analysis Report



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

Annual Net Income **£8,202**
Adjusted To

Net Return **4.09%**

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 £190,000.



£190,000

2 bedroom apartment for sale

Apartment , Elisabeth Mill, Reddish

CURRENTLY ADVERTISED

Marketed from 20 Aug 2025 by Edward Mellor Ltd, Reddish

+ Add to report



£190,000

2 bedroom flat for sale

Elisabeth Gardens, Stockport, SK5

NO LONGER ADVERTISED

Marketed from 1 Dec 2023 to 2 Mar 2024 (91 days) by Strike, Nationwide

+ Add to

Rent Comparables Report



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



£1,000 pcm

2 bedroom apartment

Cromwell Avenue, Stockport, SK5

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Aug 2025 to 1 Oct 2025 (60 days) by Bridgfords Lettings, Stockport

+ Add to report



£995 pcm

2 bedroom flat

Cromwell Avenue, Reddish, Stockport, SK5

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 May 2024 to 17 Jul 2024 (53 days) by Thornley Groves, Manchester Southern Gateway

+ 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**



Current term of tenancy: **5 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.



Cromwell Avenue, Stockport, SK5

PROPERTY ID: 220967330

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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