

LET PROPERTY PACK

INVESTMENT INFORMATION

New Court Road, Liverpool
L13

227300001

 www.letproperty.co.uk





Property Description

Our latest listing is in New Court Road, Liverpool L13

Get instant cash flow of **£380** per calendar month with a **13.0%** Gross Yield for investors.

This property has a potential to rent for **£557** which would provide the investor a Gross Yield of **19.1%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



New Court Road,
Liverpool L13

227300001



Property Key Features

Studio Flat

1 Bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: £39.00 pm

Ground Rent: £4.00 pm

Lease Length: 76 years

Current Rent: £380

Market Rent: £557

Spacious Lounge



Kitchen



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 35,000.00

SDLT Charge	£0
Legal Fees	£1,000
Total Investment	£36,000

Projected Investment Return



The monthly rent of this property is currently set at £380 per calendar month but the potential market rent is

£ 557



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



Returns Based on Rental Income	£380	£557
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£39.00	
Ground Rent	£4.00	
Letting Fees	£38.00	£55.70
Total Monthly Costs	£96.00	£113.70
Monthly Net Income	£284.00	£443.30
Annual Net Income	£3,408.00	£5,319.60
Net Return	9.47%	14.78%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,206**
Adjusted To

Net Return **11.68%**

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 £60,000.



£60,000

1 bedroom flat for sale

+ Add

11 Buckingham Road, Liverpool, L13

NO LONGER ADVERTISED

SOLD STC

Marketed from 30 May 2024 to 27 Nov 2024 (181 days) by Purplebricks, covering Liverpool



£42,500

1 bedroom apartment for sale

Buckingham Road, Tuebrook, Liverpool

NO LONGER ADVERTISED

SOLD STC

Marketed from 4 Oct 2020 to 24 Dec 2020 (81 days) by Urban Residential, Maghull

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £828 based on the analysis carried out by our letting team at **Let Property Management**.



£828 pcm

Studio apartment

Low Hill, L6

CURRENTLY ADVERTISED

LET AGREED

Marketed from 15 Jul 2026 by Sutton Kersh Lettings, City Centre



£780 pcm

Studio flat

Low Hill, Liverpool

CURRENTLY ADVERTISED

Marketed from 2 Jul 2026 by Legacie Management & Lettings, Liverpool

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: **4 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.



www.letproperty.co.uk

New Court Road, Liverpool L13

PROPERTY ID: 227300001

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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