

LET PROPERTY PACK

INVESTMENT INFORMATION

Park Lane, Stockport, SK12

224691277

 www.letproperty.co.uk





Property Description

Our latest listing is in Park Lane, Stockport, SK12

Get instant cash flow of **£850** per calendar month with a **7.1%** Gross Yield for investors.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Park Lane, Stockport,
SK12

224691277



Property Key Features

1 Bedroom

1 Bathroom

Spacious Room

Shared Parking

Factor Fees: £232.00 pm

Ground Rent: £19.30 pm

Lease Length: 58 years

Current Rent: £850

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Outlay figures based on assumed cash purchase of £70,000.

ASSUMED PURCHASE PRICE

£ 70,000

SDLT Charge	£3,500
Legal Fees	£1,000
Total Investment	£74,500

Projected Investment Return



The monthly rent of this property is currently set at £850 per calendar month.



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



Returns Based on Rental Income	£850
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£232.00
Ground Rent	£19.30
Letting Fees	£85.00
Total Monthly Costs	£351.30
Monthly Net Income	£498.70
Annual Net Income	£5,984.40
Net Return	8.03%

Return **Stress Test** Analysis Report



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



Annual Net Income **£4,284**
Adjusted To

Net Return **5.75%**

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 £90,000.



£90,000

1 bedroom flat for sale

+ Add to report

Homelyme House, Park Lane, Poynton, Stockport, Cheshire, SK12 1RL

CURRENTLY ADVERTISED

Marketed from 26 Feb 2026 by Lawler & Co, Poynton



£89,950

1 bedroom apartment for sale

+ Add to report

HOMELYME HOUSE, PARK LANE, Poynton

CURRENTLY ADVERTISED

Marketed from 12 Jan 2026 by Moore Homes, Poynton

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

1 bedroom retirement property

+ Add to report

Homelyme House, Park Lane, Poynton, SK12

CURRENTLY ADVERTISED

Marketed from 20 Feb 2026 by My Future Living, My Future Living



£900 pcm

1 bedroom apartment

+ Add to report

HOMELYME HOUSE, PARK LANE, Poynton

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Nov 2025 to 20 Dec 2025 (36 days) by Moore Homes, Poynton

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.



 www.letproperty.co.uk

Park Lane, Stockport, SK12

PROPERTY ID: 224691277

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