

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Kenyon Lane, Manchester,  
M40 9DJ

223261280

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





## Property Description

Our latest listing is in Kenyon Lane, Manchester, M40 9DJ

Get instant cash flow of **£850** per calendar month with a **7.7%** Gross Yield for investors.

This property has a potential to rent for **£1,160** which would provide the investor a Gross Yield of **10.5%** 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...**



Kenyon Lane,  
Manchester, M40 9DJ

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## Property Key Features

**2 bedroom**

**1 bathroom**

**Spacious Lounge**

**Well Equipped Kitchen**

**Factor Fees: £176**

**Ground Rent: TBC**

**Lease Length: 118 years**

**Current Rent: £850**

**Market Rent: £1,160**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £126,000.00 and borrowing of £94,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

**£ 126,000.00**

25% Deposit	<b>£31,500.00</b>
SDLT Charge	<b>£6,320</b>
Legal Fees	<b>£1,000.00</b>
Total Investment	<b>£38,820.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £850.00 per calendar month but the potential market rent is

£ 1,160



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



Returns Based on Rental Income	£850.00	£1,160.00
Mortgage Payments on £94,500.00 @ 5%	£393.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£176.00	
Ground Rent	TBC	
Letting Fees	£85.00	£116.00
Total Monthly Costs	£669.75	£700.75
Monthly Net Income	£180.25	£459.25
Annual Net Income	£2,163.00	£5,511.00
Net Return	5.57%	14.20%

# Return Stress Test Analysis Report



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

Annual Net Income      **£3,191.00**  
Adjusted To

Net Return      **8.22%**

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

Annual Net Income      **£3,621.00**  
Adjusted To

Net Return      **9.33%**

# 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 £125,000.



**£125,000**

## 2 bedroom apartment for sale

Kenyon Lane, Manchester

NO LONGER ADVERTISED

Marketed from 2 Jan 2025 to 31 Mar 2025 (87 days) by Ascend, Manchester

+ Add to report



**£120,000**

## 2 bedroom apartment for sale

Kenyon Court, 141 Kenyon Lane, Manchester

NO LONGER ADVERTISED

Marketed from 23 Jul 2024 to 19 May 2025 (299 days) by Ascend, Manchester

+ Add to report



# 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

## 2 bedroom flat

141 Kenyon Lane, Manchester, Greater Manchester, M40

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 May 2025 to 27 Jul 2025 (66 days) by MULTI SOLUTIONS INTERNATIONAL, Manchester

+ Add to report



£900 pcm

## 2 bedroom apartment

Kenyon Court, Kenyon Lane, Manchester

NO LONGER ADVERTISED

Marketed from 9 Jun 2025 to 10 Jun 2025 by Ascend, Manchester

+ 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 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**