

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Queens Road, Chester, CH1
3BF

214314917





PROPERTY DESCRIPTION

Our latest listing is in Queens Road, Chester, CH1 3BF

Rent currently agreed with tenant of **£1,100** per calendar month which calculates to a **8.3%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **8.7%** if the rent was increased to full 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.

Please read full legal pack for detailed property information.

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



Queens Road, Chester,
CH1 3BF

214314917

Property Key Features

1 Bedroom

2 Bathrooms

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £1,100

Market Rent: £1,150

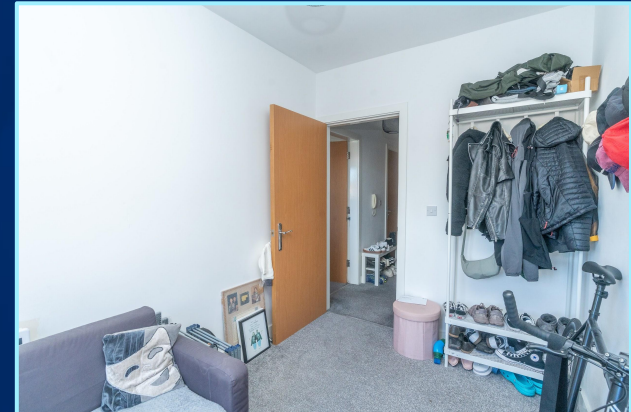
Lounge



Kitchen



Bedrooms



Bathroom



Purchase Outlay



ASSUMED PURCHASE PRICE

£159,000

10% Deposit (£5,000 Minimum) **£15,900**

Buyers Premium **£6,000**

Paid On Accepted Bid **£21,900**

Purchase Balance **£143,100**

SDLT Charge **£8,630**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£152,730**

Your total all in costs would be ~£152,730 after taxes and fees based on a purchase price of £159,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

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 £150,000.



£150,000

1 bedroom apartment for sale

[+ Add to report](#)

25 Hoole Road, Chester

NO LONGER ADVERTISED

Marketed from 11 Feb 2025 to 5 Dec 2025 (296 days) by Ashton & Grosvenor, Chester



£150,000

1 bedroom retirement property for sale

[+ Add to report](#)

Eaton Lodge, Chester

NO LONGER ADVERTISED

SOLD STC

Marketed from 22 Apr 2024 to 6 Oct 2025 (531 days) by Churchill Sales & Lettings, Ringwood

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,600 based on the analysis carried out by our lettings team.



£1,600 pcm

1 bedroom apartment

+ Add to report

Abbey House, Queen Street, Chester, Cheshire West And Chester

CURRENTLY ADVERTISED

Marketed from 6 Aug 2026 by Central Urban Living, Chester



£1,400 pcm

1 bedroom apartment

+ Add to report

Tower House, Charterhall Drive, Chester, Cheshire West And Chester

NO LONGER ADVERTISED

Marketed from 14 Jul 2026 to 5 Aug 2026 (21 days) by Leef Property Management Ltd, Warrington



Interested in this
property investment?

Call us on
0161 394 2637

Queens Road, Chester, CH1 3BF

PROPERTY ID: 214314917

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.