

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Ashley Court, Hall Street,  
Pendlebury, Swinton,  
Manchester, M27

220985194

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





## Property Description

Our latest listing is in Ashley Court, Hall Street, Pendlebury, Swinton, Manchester, M27

This property has a potential to rent for **£903** PM which would provide the investor a Gross Yield of **17.6%** if the rent was increased to market rate.

**Positioned for convenience with easy access to local amenities and meticulously maintained throughout, this property presents a dependable and attractive opportunity for any investor looking to strengthen their portfolio.**

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



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## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Kept in good condition**

**Ideally situated for local  
amenities**

**Factor Fees: £193.00 PM**

**Ground Rent: £20.83 PM**

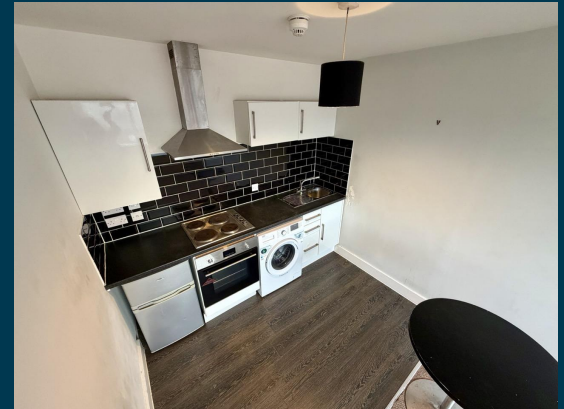
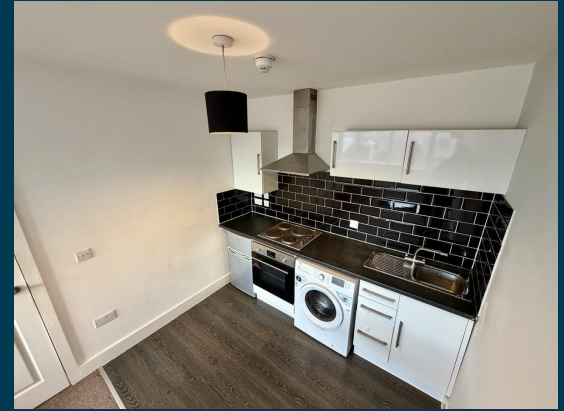
**Lease Length: 847 years**

**Market Rent: £903 PM**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £63,250.00 and borrowing of £47,437.50 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 63,250.00

25% Deposit	£15,812.50
SDLT Charge	£3,163
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£19,975.00</b>

# Projected Investment Return



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



<b>Returns Based on Rental Income</b>	<b>£903</b>
Mortgage Payments on £47,437.50 @ 5%	<b>£197.66</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£193.00</b>
Ground Rent	<b>£20.83</b>
Letting Fees	<b>£92.60</b>
<b>Total Monthly Costs</b>	<b>£519.09</b>
<b>Monthly Net Income</b>	<b>£406.91</b>
<b>Annual Net Income</b>	<b>£4,882.97</b>
<b>Net Return</b>	<b>24.45%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,030.97**  
Adjusted To

Net Return                      **15.17%**

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



Annual Net Income      **£4,184.18**  
Adjusted To

Net Return                      **20.95%**

# Sale Comparables Report



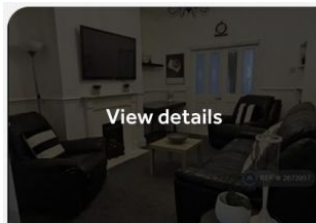
This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £76,000.

 £76,000	<p><b>1 bedroom flat for sale</b></p> <p>Mere Drive, Manchester, Greater Manchester, M27</p> <p><b>CURRENTLY ADVERTISED</b></p> <p>Marketed from 9 Jan 2025 by Let Property Sales &amp; Management, Glasgow</p> <p><a href="#">+ Add to report</a></p>
 £70,000	<p><b>1 bedroom flat for sale</b></p> <p>Newtown Close, Swinton, M27</p> <p><b>NO LONGER ADVERTISED</b></p> <p>Marketed from 6 Dec 2022 to 4 Jan 2023 (28 days) by Hills, Swinton</p> <p><a href="#">+ Add to report</a></p>

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



[View details](#)

£1,100 pcm

## 1 bedroom flat

Moorside Road, Manchester, M27

NO LONGER ADVERTISED

Marketed from 28 Oct 2025 to 21 Jan 2026 (85 days) by OpenRent, London

[+ Add to report](#)



£1,050 pcm

## 1 bedroom flat

Flat 2, 383 Worsley Road, M27

CURRENTLY ADVERTISED






Marketed from 9 Mar 2026 by Bridgfords Lettings, Swinton

[+ 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: **No**
-  Current term of tenancy: **No**
-  Standard Tenancy Agreement In Place: **No**
-  Payment history: **No**
-  Fully compliant tenancy: **No**  
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.



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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**