

LET PROPERTY PACK

INVESTMENT INFORMATION

Chester Road, Manchester,
M16

224803324

 www.letproperty.co.uk





Property Description

Our latest listing is in Chester Road, Manchester, M16

Get instant cash flow of **£990** per calendar month with a **14.0%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Chester Road,
Manchester, M16

224803324



Property Key Features

1 bedroom

1 bathroom

Spacious Room

Easy Access to Local Amenities

Factor Fees: £230.16 pm

Ground Rent: £17.85 pm

Lease Length: 243 years

Current Rent: £990

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £85,000.00 and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 85,000.00

25% Deposit	£21,250.00
SDLT Charge	£4,250
Legal Fees	£1,000.00
Total Investment	£26,500.00

Projected Investment Return



The monthly rent of this property is currently set at £990 per calendar month.



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



Returns Based on Rental Income	£990
Mortgage Payments on £63,750.00 @ 5%	£265.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£230.16
Ground Rent	£17.85
Letting Fees	£99.00
Total Monthly Costs	£627.64
Monthly Net Income	£362.37
Annual Net Income	£4,348.38
Net Return	16.41%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,368.38**
Adjusted To

Net Return **8.94%**

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

Annual Net Income **£3,287.58**
Adjusted To

Net Return **12.41%**

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 £210,000.



£210,000

1 bedroom apartment for sale

Manchester Property Investment

CURRENTLY ADVERTISED

Marketed from 16 Dec 2025 by RW Invest, Manchester

+ Add to report



£200,000

1 bedroom apartment for sale

Manchester Property Investment

NO LONGER ADVERTISED

Marketed from 16 Dec 2025 to 22 Jan 2026 (37 days) by RW Invest, Manchester

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,335 based on the analysis carried out by our letting team at **Let Property Management**.



1 bedroom apartment

Westpoint, Chester Road

NO LONGER ADVERTISED

Marketed from 26 Mar 2025 to 23 Apr 2025 (28 days) by My Apartments, Manchester

+ Add to report



1 bedroom apartment

Westpoint, Chester Road

NO LONGER ADVERTISED

Marketed from 15 Mar 2024 to 4 Jun 2025 (446 days) by My Apartments, 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.



www.letproperty.co.uk

Chester Road, Manchester, M16

224803324

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