

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Charnley Drive, Liverpool  
L15

225244562

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





## Property Description

Our latest listing is in Charnley Drive, Liverpool L15

Get instant cash flow of **£825** per calendar month with a **6.7%** Gross Yield for investors.

This property has a potential to rent for **£884** which would provide the investor a Gross Yield of **7.2%** if the rent was increased to market rate.

**This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.**

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



Charnley Drive, Liverpool  
L15

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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Rooms**

**Close proximity to valuable amenities**

**Factor Fees: £112.00 PM**

**Ground Rent: £15.00 PM**

**Lease Length: 229**

**Current Rent: £825**

**Market Rent: £884**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £147,000.00 and borrowing of £110,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 147,000.00

25% Deposit	£36,750.00
SDLT Charge	£7,790
Legal Fees	£1,000.00
Total Investment	£45,540.00

# Projected Investment Return



The monthly rent of this property is currently set at £825 per calendar month but the potential market rent is

£ 884

Returns Based on Rental Income	£825	£884
Mortgage Payments on £110,250.00 @ 5%	£459.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£112.00	
Ground Rent	£15.00	
Letting Fees	£82.50	£88.40
<b>Total Monthly Costs</b>	<b>£683.88</b>	<b>£689.78</b>
<b>Monthly Net Income</b>	<b>£141.13</b>	<b>£194.23</b>
<b>Annual Net Income</b>	<b>£1,693.50</b>	<b>£2,330.70</b>
<b>Net Return</b>	<b>3.72%</b>	<b>5.12%</b>

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



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£562.70**  
Adjusted To

Net Return                      **1.24%**

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

Annual Net Income      **£305.70**  
Adjusted To

Net Return                      **0.67%**

# 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 £230,000.



£230,000

## 2 bedroom property for sale

+ Add to report

Orchard Avenue, Liverpool, L14

CURRENTLY ADVERTISED

SOLD STC

Marketed from 10 Dec 2025 by Move Residential, Mossley Hill



£200,000

## 2 bedroom flat for sale

+ Add to report

Queens Drive, Wavertree, Liverpool, L15

NO LONGER ADVERTISED

Marketed from 27 Aug 2024 to 18 Feb 2026 (539 days) by Abode, Allerton

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

## 2 bedroom semi-detached house

Christopher Way, L16

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Mar 2026 to 23 Mar 2026 (19 days) by Sutton Kersh Lettings, Allerton

+ Add to report



£900 pcm

## 2 bedroom apartment

Charnley Drive, Wavertree, Liverpool

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Nov 2025 to 18 Mar 2026 (118 days) by Berkeley Shaw Real Estate, Crosby

+ 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.



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