

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Lowther Court, Sandy  
Lane, Prestwich,  
Manchester, M25

225779904

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





## Property Description

Our latest listing is in Lowther Court, Sandy Lane, Prestwich, Manchester, M25

Get instant cash flow of **£750** per calendar month with a **10.4%** Gross Yield for investors.

This property has a potential to rent for **£862** which would provide the investor a Gross Yield of **12%** 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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Lane, Prestwich,  
Manchester, M25

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## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Well maintained**

**Conveniently located for local  
amenities**

**Factor Fees: £106.00 PM**

**Ground Rent: £60.00 PM**

**Lease Length: 60 years**

**Current Rent: £750 PM**

**Market Rent: £862 PM**

# Lounge



# Kitchen



# Bedrooms



# Exterior



# Initial Outlay



Outlay figures based on assumed cash purchase of £50,000.

## ASSUMED PURCHASE PRICE

£ 86,250

SDLT Charge	<b>£4,313</b>
Legal Fees	<b>£1,000</b>
Total Investment	<b>£91,563</b>

# Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 862

Returns Based on Rental Income	£750	£862
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£106.00	
Ground Rent	£60.00	
Letting Fees	£75.00	£86.20
<b>Total Monthly Costs</b>	<b>£256.00</b>	<b>£267.20</b>
<b>Monthly Net Income</b>	<b>£494.00</b>	<b>£594.80</b>
<b>Annual Net Income</b>	<b>£5,928.00</b>	<b>£7,137.60</b>
<b>Net Return</b>	<b>6.47%</b>	<b>7.80%</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      **£5,414**  
Adjusted To

Net Return                      **5.91%**



# 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 £119,950.



£119,950

## 2 bedroom apartment for sale

+ Add to report

Brentwood Court, Lowther Road, Prestwich

NO LONGER ADVERTISED

Marketed from 28 Oct 2020 to 4 Mar 2021 (127 days) by Thornley Groves, Prestwich



£100,000

## 2 bedroom apartment for sale

+ Add to report

68 Brentwood Court, Prestwich, M25 9PX

NO LONGER ADVERTISED **SOLD STC**

Marketed from 13 May 2021 to 31 Jan 2022 (263 days) by BTG Eddisons Property Auctions, Nationwide

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

2 bedroom flat

Agecroft Road East, Prestwich, Manchester

CURRENTLY ADVERTISED

LET AGREED

Marketed from 29 Jan 2026 by Melissa Berry Sales & Lettings, Prestwich

+ Add to report



£895 pcm

2 bedroom flat

Sandy Lane, Prestwich, Manchester, M25

NO LONGER ADVERTISED






Marketed from 24 Mar 2026 to 8 Apr 2026 (14 days) by OpenRent, London

+ 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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Lowther Court, Sandy Lane, Prestwich,  
Manchester, M25

PROPERTY ID: 12345678

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**