

LET PROPERTY PACK

INVESTMENT INFORMATION

Elizabeth House, Didsbury
Road, Stockport, SK4

227189868

 www.letproperty.co.uk





Property Description

Our latest listing is in Elizabeth House, Didsbury Road, Stockport, SK4

Get instant cash flow of **£780** per calendar month with a **7.2%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **9.2%** if the rent was increased to market rate.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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



Elizabeth House,
Didsbury Road, Stockport,
SK4

227189868



Property Key Features

2 Bedrooms

2 Bathrooms

Kept in good condition

Well placed for access to local amenities

Factor Fees: £83.30 PM

Ground Rent: £0.83 PM

Lease Length: 215 Years

Current Rent: £780 PM

Market Rent: £1,000 PM

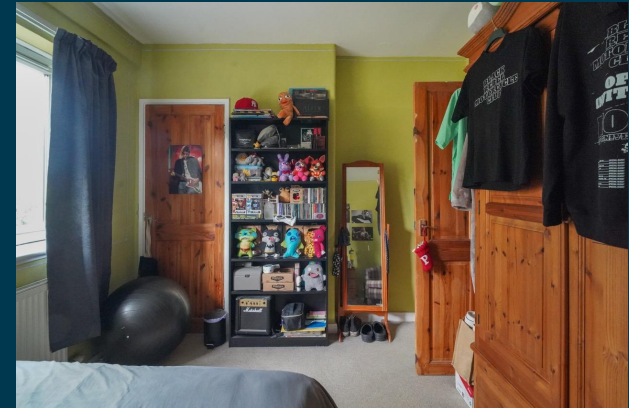
Lounge



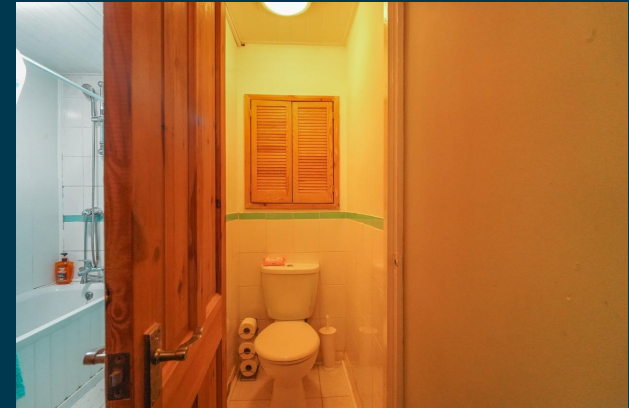
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £130,000.00 and borrowing of £97,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 130,000.00

25% Deposit	£32,500.00
ADS @ 8%	£10,400.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£43,900.00

Projected Investment Return



The monthly rent of this property is currently set at £780 per calendar month but the potential market rent is

£ 1,000



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Returns Based on Rental Income	£780	£1,000
Mortgage Payments on £97,500.00 @ 5%	£406.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£83.30	
Ground Rent	£0.83	
Letting Fees	£78.00	£100.00
Total Monthly Costs	£583.38	£605.38
Monthly Net Income	£196.62	£394.62
Annual Net Income	£2,359.44	£4,735.44
Net Return	5.37%	10.79%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,735.44**
Adjusted To

Net Return **6.23%**

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

Annual Net Income **£2,795.40**
Adjusted To

Net Return **6.37%**

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 £199,950.



£199,950

2 bedroom flat for sale

+ Add to rep

Norris Hill Drive, Heaton Norris, Stockport, SK4

NO LONGER ADVERTISED

SOLD STC

Marketed from 4 Apr 2024 to 23 Aug 2024 (141 days) by Julian Wadden, Heaton Moor



£149,950

2 bedroom flat for sale

+ Add to rep

Craig Road, Heaton Norris, Stockport, SK4

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 May 2024 to 11 Dec 2024 (202 days) by Julian Wadden, Heaton Moor

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 detached house

+ Add to re

Elmtree Drive, Heaton Norris, Sockport

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 Apr 2026 to 22 May 2026 (27 days) by Gascoigne Halman, Heaton Moor - Letting



£1,100 pcm

2 bedroom apartment

+ Add to re

Didsbury Road, Heaton Mersey

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 Jul 2025 to 22 Aug 2025 (33 days) by Joules Estate Agency, Heaton Mersey

Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.



Tenancy Agreement in place: **Yes**



Current term of tenancy: **7 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

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.



www.letproperty.co.uk

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Stockport, SK4

PROPERTY ID: 227189868

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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