

LET PROPERTY PACK

INVESTMENT INFORMATION

Redmires Court, Salford,
M5

228300524

 www.letproperty.co.uk





Property Description

Our latest listing is in Redmires Court, Salford, M5

Get instant cash flow of **£1,100** per calendar month with a **9.4%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **9.9%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Redmires Court, Salford,
M5

228300524



Property Key Features

3 bedrooms

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £118.00 PM

Ground Rent: £0.00

Lease Length: 106 years

Current Rent: £1,100

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £140,000.00 and borrowing of £105,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 140,000.00

25% Deposit £35,000.00

SDLT Charge £7,300

Legal Fees £1,000.00

Total Investment £43,300.00

Projected Investment Return



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



The monthly rent of this property is currently set at £1,100 per calendar month but the potential market rent is

£1,150

Returns Based on Rental Income	£1,100	£1,150
Mortgage Payments on £105,000.00 @ 5%	£437.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£118.00	
Ground Rent	£0.00	
Letting Fees	£110.00	£115.00
Total Monthly Costs	£680.50	£685.50
Monthly Net Income	£419.50	£464.50
Annual Net Income	£5,034.00	£5,574.00
Net Return	11.63%	12.87%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,274.00**
Adjusted To

Net Return **7.56%**

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

Annual Net Income **£3,474.00**
Adjusted To

Net Return **8.02%**

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 £145,000.



£145,000

2 bedroom apartment for sale

[+ Add to report](#)

Eccles New Road, Salford, Greater Manchester, M5

NO LONGER ADVERTISED

Marketed from 16 Aug 2024 to 30 Sep 2024 (44 days) by Reeds Rains, Salford

Immaculate two-bedroom flat | Ground floor location | Recently renovated to a high standard | Mod...



£140,000

2 bedroom flat for sale

[+ Add to report](#)

Eccles New Road, Redmires Court Eccles New Road, M5

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 Mar 2025 to 6 May 2026 (410 days) by Hills, Eccles

Beautifully Presented Two Bedroom Apartment | Located on a Popular Development | Within Walking Dis

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 apartment

[+ Add to report](#)

6 Langworthy Road, Salford, M5

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Jun 2026 to 6 Aug 2026 (44 days) by Intus Lettings, Manchester



£1,175 pcm

2 bedroom flat

[+ Add to report](#)

The Gateway, 15 Trafford Road, M5

NO LONGER ADVERTISED

Marketed from 12 Apr 2023 to 26 Jun 2023 (75 days) by X1 Sales and Lettings, Salford

- Available NOW - £1,175 pcm excl bills - Furnished apartment - Nearby tram stop - Overnight security

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.



Redmires Court, Salford, M5

228300524

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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