

LET PROPERTY PACK

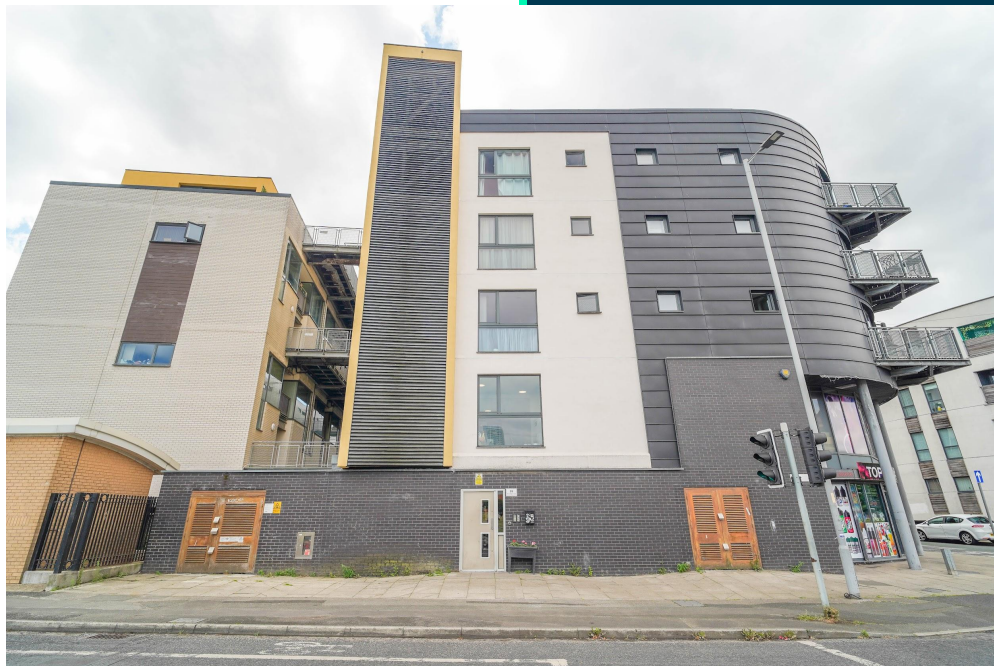
INVESTMENT INFORMATION

Greenheys Lane West,
Manchester, M15

228053059

 www.letproperty.co.uk





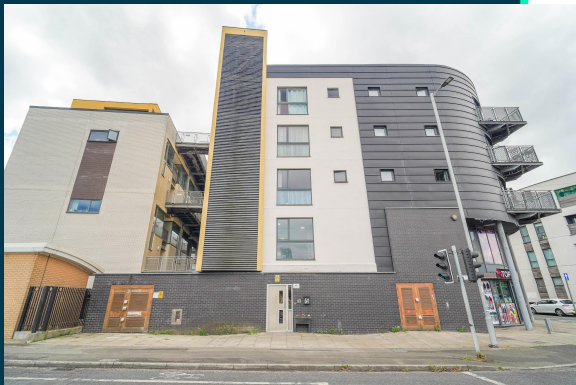
Property Description

Our latest listing is in Greenheys Lane West, Manchester, M15

This property has a potential to rent for **£1,047** which would provide the investor a Gross Yield of **10.1%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Greenheys Lane West,
Manchester, M15

228053059



Property Key Features

1 Bedroom

1 Bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: £240.00 pm

Ground Rent: £21.36 pm

Lease Length: 220 years

Market Rent: £1,047

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



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

ASSUMED PURCHASE PRICE

£ 125,000.00

SDLT Charge £6,250

Legal Fees £1,000

Total Investment £132,250

Projected Investment Return



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



Returns Based on Rental Income	£1,047
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£240.00
Ground Rent	£21.36
Letting Fees	£104.70
Total Monthly Costs	£381.06
Monthly Net Income	£665.94
Annual Net Income	£7,991.28
Net Return	6.04%

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,897**
Adjusted To

Net Return **4.46%**



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 £130,000.

 £130,000	1 bedroom apartment for sale Ellis Street, Manchester, Greater Manchester NO LONGER ADVERTISED SOLD STC Marketed from 17 Jan 2025 to 28 Jun 2025 (162 days) by Leaders Sales, Fallowfield	
 £125,000	1 bedroom flat for sale Mytton Street, Hulme, Manchester, M15 NO LONGER ADVERTISED SOLD STC Marketed from 18 Apr 2023 to 29 Sep 2023 (164 days) by Thornley Groves, Manchester Southern Gate	 Add to rep

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,550 based on the analysis carried out by our letting team at **Let Property Management**.



£1,550 pcm

1 bedroom flat



BS223380, 151 Boundary Lane, Manchester

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Jun 2026 to 22 Jul 2026 (44 days) by AIHOMES LIMITED, Manchester

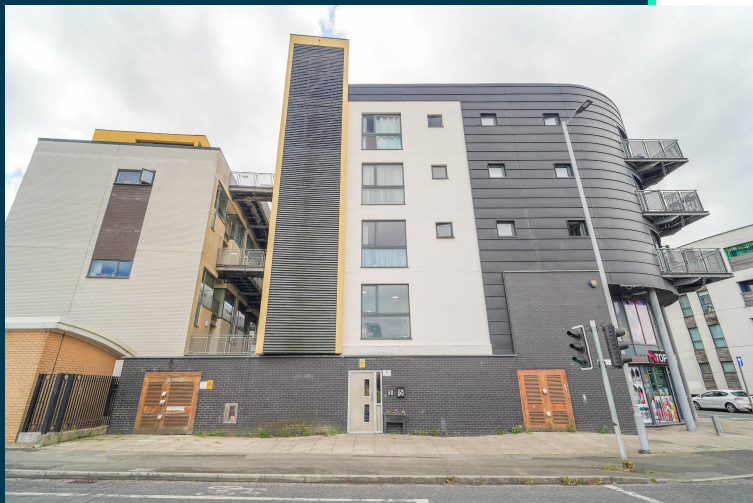
Current Tenant Profile



We've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

- ✓ Tenancy Agreement in place: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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

Greenheys Lane West, Manchester, M15

PROPERTY ID: 228053059

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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