# LET PROPERTY PACK

## INVESTMENT INFORMATION

Amaury Road, Liverpool,
L23

228512890

www.letproperty.co.uk



LETPROPERTY



# Property Description

Our latest listing is in Amaury Road, Liverpool, L23

Get instant cash flow of **£900** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£1,056** which would provide the investor a Gross Yield of **6.1%** 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...**



Amaury Road, Liverpool, L23

228512890

# Property Key Features

3 Bedrooms

2 Bathrooms

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: 0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £900

Market Rent: £1,056

# Lounge







# Kitchen

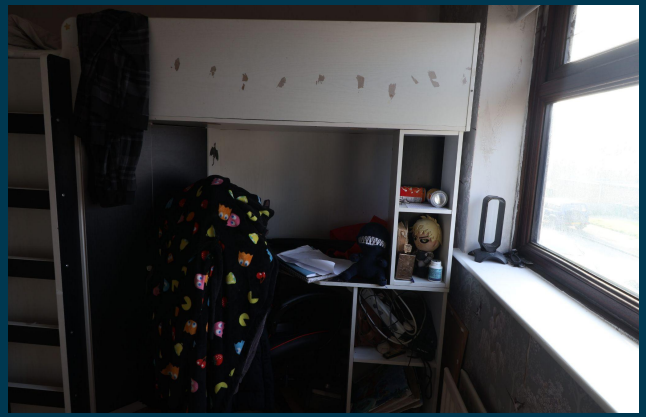




# Bedrooms







# Bathroom





# Exterior







# Initial Outlay



Figures based on assumed purchase price of £207,000.00 and borrowing of £155,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

**ASSUMED PURCHASE PRICE**

£ 207,000.00

| | |
|---|---|
| 25% Deposit | **£51,750.00** |
| SDLT Charge | **£11,990** |
| Legal Fees | **£1,000.00** |
| Total Investment | **£64,740.00** |

# Projected Investment Return



The monthly rent of this property is currently set at £900 per calendar month but the potential market rent is £ 1,056

| Returns Based on Rental Income | £900 | £1,056 |
|---|---|---|
| Mortgage Payments on £155,250.00 @ 5% | £646.88 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | £0.00 | |
| Ground Rent | Freehold | |
| Letting Fees | £90.00 | £105.60 |
| Total Monthly Costs | £751.88 | £767.48 |
| Monthly Net Income | £148.13 | £288.53 |
| Annual Net Income | £1,777.50 | £3,462.30 |
| Net Return | 2.75% | 5.35% |

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 Adjusted To | **£1,350.30** |
| Net Return | **2.09%** |

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

| | |
|---|---|
| Annual Net Income Adjusted To | **£357.30** |
| Net Return | **0.55%** |

# 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 £270,000.




£270,000

### 3 bedroom semi-detached house for sale

+ Add to report

Moorfield Road, Crosby

CURRENTLY ADVERTISED

Marketed from 15 May 2026 by Berkeley Shaw Real Estate, Crosby



£260,000

### 3 bedroom semi-detached house for sale

+ Add to report

Edgemoor Drive, Crosby, Liverpool, Merseyside, L23

NO LONGER ADVERTISED SOLD STC

Marketed from 1 Apr 2026 to 28 Oct 2026 (209 days) by Clive Watkin, Crosby

# Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



**£1,150 pcm**

### 3 bedroom house

+ Add to report

Bowland Drive, Litherland, L21 0JL

NO LONGER ADVERTISED

Marketed from 25 Aug 2026 to 10 Sep 2026 (15 days) by Clive Watkin Lettings, Crosby



**£1,100 pcm**

### 3 bedroom terraced house

+ Add to report

Northumberland Way, L30 2QB

NO LONGER ADVERTISED LET AGREED

Marketed from 4 Jun 2026 to 2 Sep 2026 (89 days) by Entwistle Green, Crosby

# 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.



Amaury Road, Liverpool, L23

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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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