LET PROPERTY PACK

INVESTMENT INFORMATION

Carlake Grove, Walton,
Liverpool, L9

228551687

www.letproperty.co.uk

Property Description

Our latest listing is in Carlake Grove, Walton, Liverpool, L9

Get instant cash flow of **£720** per calendar month with a **9.1%** Gross Yield for investors.

This property has a potential to rent for **£764** which would provide the investor a Gross Yield of **9.7%** 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...

Carlake Grove, Walton, Liverpool, L9

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Property Key Features

- 2 Bedroom
- 1 Bathroom
- Spacious Rooms
- Close proximity to valuable amenities

- Factor Fees: £126.78 PM
- Ground Rent: £8.50 PM
- Lease Length: 107 year
- Current Rent: £720
- Market Rent: £764

Lounge

Kitchen

Bedrooms

Bathroom

Exterior

Initial Outlay

Figures based on assumed purchase price of £95,000.00 and borrowing of £71,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 95,000.00

25% Deposit	**£23,750.00**
SDLT Charge	**£4,750**
Legal Fees	**£1,000.00**
Total Investment	**£29,500.00**

Projected Investment Return

The monthly rent of this property is currently set at £720 per calendar month but the potential market rent is £ 764

Returns Based on Rental Income	£720	£764
Mortgage Payments on £71,250.00 @ 5%	£296.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£126.78	
Ground Rent	£8.50	
Letting Fees	£72.00	£76.40
Total Monthly Costs	£519.16	£523.56
Monthly Net Income	£0.00	£240.45
Annual Net Income	£0.00	£2,885.34
Net Return	0.00%	9.78%

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	**£1,357.34**
Net Return	**4.60%**

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

Annual Net Income Adjusted To	**£1,562.34**
Net Return	**5.30%**

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 £100,000.

£100,000

2 bedroom maisonette for sale

+ Add to report

Taylforth Close, Liverpool, L9

NO LONGER ADVERTISED | SOLD STC

Marketed from 27 Jan 2022 to 11 Oct 2022 (256 days) by Strike, Liverpool

£100,000

2 bedroom maisonette for sale

+ Add to report

Walton Village, Walton, Liverpool, L4

CURRENTLY ADVERTISED

Marketed from 20 Mar 2026 by Entwistle Green, Walton Vale

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £764 based on the analysis carried out by our letting team at **Let Property Management**.

£775 pcm

2 bedroom flat

+ Add to report

Harbreck Grove, Liverpool, L9

NO LONGER ADVERTISED

Marketed from 30 May 2025 to 19 Jun 2025 (19 days) by OpenRent, London

£775 pcm

2 bedroom flat

+ Add to report

Orrell Lane, Liverpool, L9

NO LONGER ADVERTISED

Marketed from 3 Jun 2025 to 13 Jun 2025 (9 days) by OpenRent, London

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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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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