

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Chalfont Court, Hayfields,
Knutsford, WA16

228254265





PROPERTY DESCRIPTION

Our latest listing is in Chalfont Court, Hayfields, Knutsford, WA16

Rent currently agreed with tenant of **£850** per calendar month which calculates to a **9.3%** Gross Yield for investors.

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.

Please read full legal pack for detailed property information.

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



Chalfont Court, Hayfields,
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Property Key Features

1 Bedroom

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £850

Lounge



Kitchen



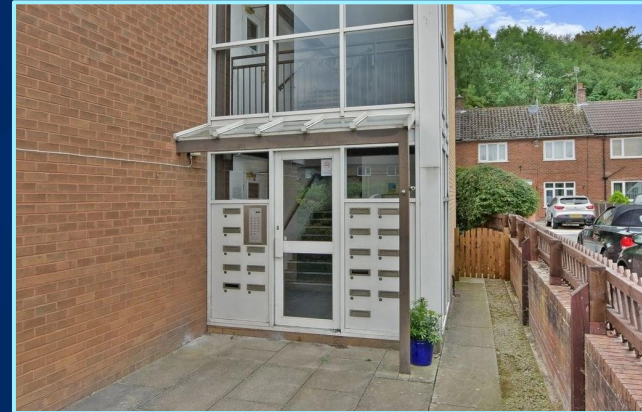
Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£110,000

10% Deposit (£5,000 Minimum) **£11,000**

Buyers Premium **£6,000**

Paid On Accepted Bid **£17,000**

Purchase Balance **£99,000**

SDLT Charge **£5,500**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£105,500**

Your total all in costs would be ~£105,500 after taxes and fees based on a purchase price of £110,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

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 £160,000.



£160,000

1 bedroom apartment for sale

Montmorency Road, Knutsford, WA16

CURRENTLY ADVERTISED

Marketed from 11 Mar 2026 by Stuart Rushton & Co, Knutsford

+ Add to report



£129,950

1 bedroom flat for sale

King Edward Road, Ash Court King Edward Road, WA16

CURRENTLY ADVERTISED

Marketed from 14 Aug 2026 by Gascoigne Halman, Knutsford

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,195 based on the analysis carried out by our lettings team.



£1,195 pcm

1 bedroom apartment

Canute Place, Knutsford

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 May 2026 to 28 Jul 2026 (83 days) by Stuart Rushton & Co, Knutsford

+ Add to report



£1,100 pcm

1 bedroom apartment

Regent Street, Knutsford

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 May 2026 to 14 Jul 2026 (55 days) by Stuart Rushton & Co, Knutsford

+ Add to report



Chalfont Court, Hayfields, Knutsford, WA16

PROPERTY ID: 228254265

Interested in this
property investment?

Call us on
0161 394 2637

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.