

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Stillwater Drive,  
Manchester, M11

225437845

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Stillwater Drive, Manchester, M11

Get instant cash flow of **£1,200** per calendar month with a **8.7%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



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## Property Key Features

**2 bedroom**

**1 bathroom**

**Spacious Room**

**Parking**

**Factor Fees: £208.33 pm**

**Ground Rent: £0.10 pm**

**Lease Length: 229 years**

**Current Rent: £1,200**

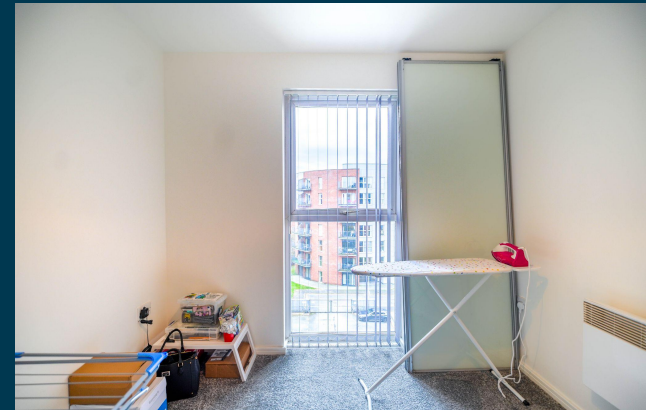
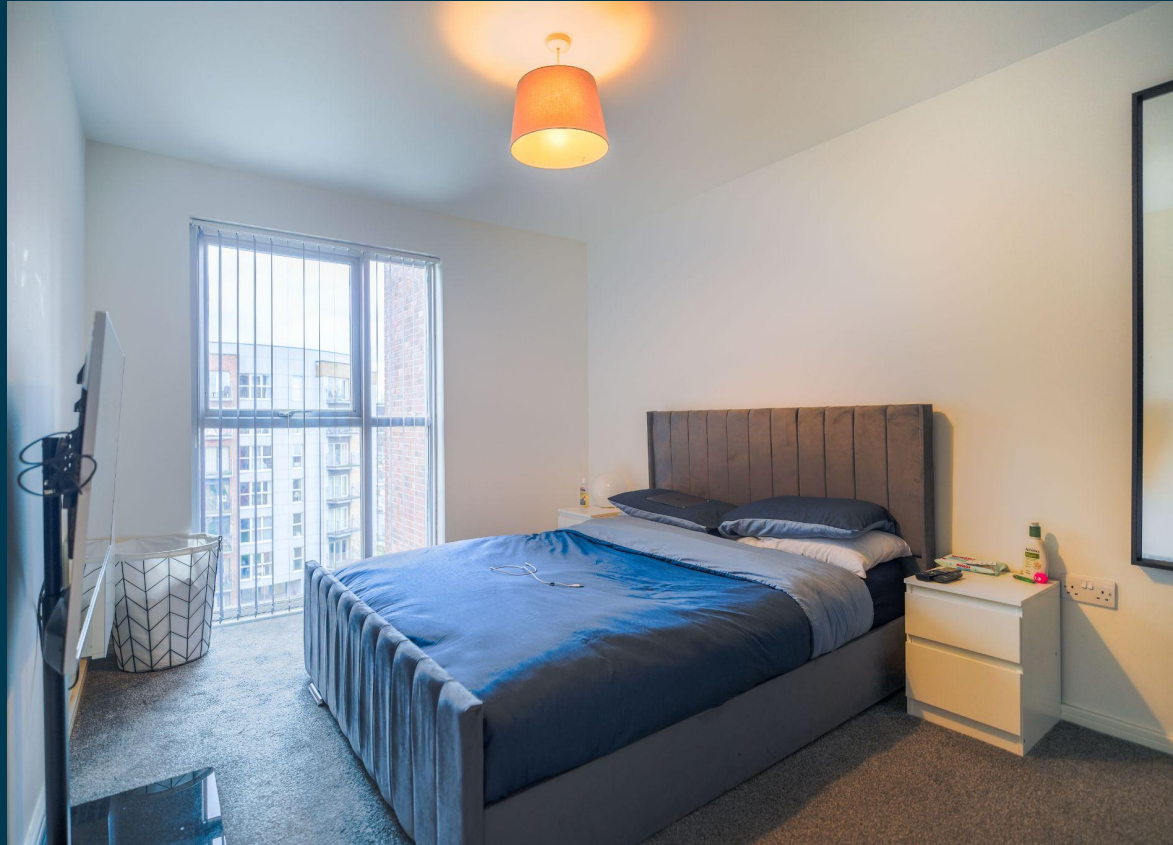
# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £165,000.00 and borrowing of £123,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 165,000.00

25% Deposit	£41,250.00
SDLT Charge	£9,050
Legal Fees	£1,000.00
Total Investment	£51,300.00

# 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 £1,200 per calendar month.

<b>Returns Based on Rental Income</b>	<b>£1,200</b>
Mortgage Payments on £123,750.00 @ 5%	<b>£515.63</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£208.33</b>
Ground Rent	<b>£0.10</b>
Letting Fees	<b>£120.00</b>
<b>Total Monthly Costs</b>	<b>£859.06</b>
<b>Monthly Net Income</b>	<b>£340.95</b>
<b>Annual Net Income</b>	<b>£4,091.34</b>
<b>Net Return</b>	<b>7.98%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,691.34**  
Adjusted To

Net Return                      **3.30%**

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

Annual Net Income      **£1,617.54**  
Adjusted To

Net Return                      **3.15%**

# 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 £170,000.



£170,000

## 2 bedroom apartment for sale

+ Add to report

3 Stillwater, Manchester, M11

NO LONGER ADVERTISED

SOLD STC

Marketed from 8 Nov 2024 to 16 Jul 2025 (249 days) by Bentley Hurst, Manchester



£165,000

## 2 bedroom apartment for sale

+ Add to report

Apartment 19, 6 The Waterfront

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 Jun 2022 to 3 Dec 2022 (179 days) by Hannon Holmes Limited, Bolton

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



£1,250 pcm

## 2 bedroom flat

+ Add to report

3 Stillwater Drive, Sports City, Openshaw, Manchester, M11

CURRENTLY ADVERTISED

Marketed from 21 Mar 2026 by Thornley Groves, Manchester Southern Gateway



£1,195 pcm

## 2 bedroom apartment

+ Add to report

Stillwater Drive, Manchester

NO LONGER ADVERTISED

LET AGREED

Marketed from 31 Jul 2025 to 11 Sep 2025 (41 days) by Hunters, 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: **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.



**LETPROPERTY**