

LET PROPERTY PACK

INVESTMENT INFORMATION

Alton Street, Crewe, CW2

228575483

 www.letproperty.co.uk





Property Description

Our latest listing is in Alton Street, Crewe, CW2

Get instant cash flow of **£750** per calendar month with a **7.2%** Gross Yield for investors.

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **7.7%** if the rent was increased to market rate.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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



Alton Street, Crewe, CW2

228575483



Property Key Features

2 Bedrooms

1 Bathroom

Well maintained

Ideally situated for local amenities

Factor Fees: £0.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £750.00 PM

Market Rent: £800.00 PM

Lounge



Kitchen



Bathroom



Bedrooms



Exterior



Initial Outlay



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

ASSUMED PURCHASE PRICE

£ 125,000

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.

The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 800

Returns Based on Rental Income	£750	£800.00
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£75.00	£80.00
Total Monthly Costs	£90.00	£95.00
Monthly Net Income	£660.00	£705.00
Annual Net Income	£7,920.00	£8,460.00
Net Return	5.99%	6.40%

Return **Stress Test** Analysis Report



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

Annual Net Income **£6,860**
Adjusted To

Net Return **5.19%**

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 £150,000.



£150,000

2 bedroom terraced house for sale

Alton Street, Crewe, Cheshire

NO LONGER ADVERTISED

Marketed from 27 Feb 2026 to 18 Jul 2026 (141 days) by Leaders Sales, Crewe

+ Add to report



£145,000

2 bedroom terraced house for sale

Denver Avenue, Crewe

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Jan 2026 to 7 May 2026 (104 days) by Stephenson Browne, Crewe

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

2 bedroom terraced house

Walthall Street, Crewe

NO LONGER ADVERTISED

Marketed from 22 Aug 2025 to 24 Sep 2025 (33 days) by CANDLIN & CO LTD, Walsall

+ Add to repor



£895 pcm

2 bedroom terraced house

Alton Street, Crewe

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 Apr 2026 to 18 May 2026 (27 days) by New Adventure Homes, Northwich

+ Add to repc

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**



Current term of tenancy: **6 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order

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.



Alton Street, Crewe, CW2

PROPERTY ID: 228575483

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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