

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Taylforth Close, Liverpool,
L9

228215598





PROPERTY DESCRIPTION

Our latest listing is in Taylforth Close, Liverpool, L9

Rent currently agreed with tenant of **£650** per calendar month which calculates to a **8.7%** Gross Yield for investors.

This property has a potential to rent for **£793** which would provide the investor a Gross Yield of **10.7%** if the rent was increased to full 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.

Please read full legal pack for detailed property information.

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



Taylforth Close, Liverpool,
L9

228215598

Property Key Features

2 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: £650

Market Rent: £793

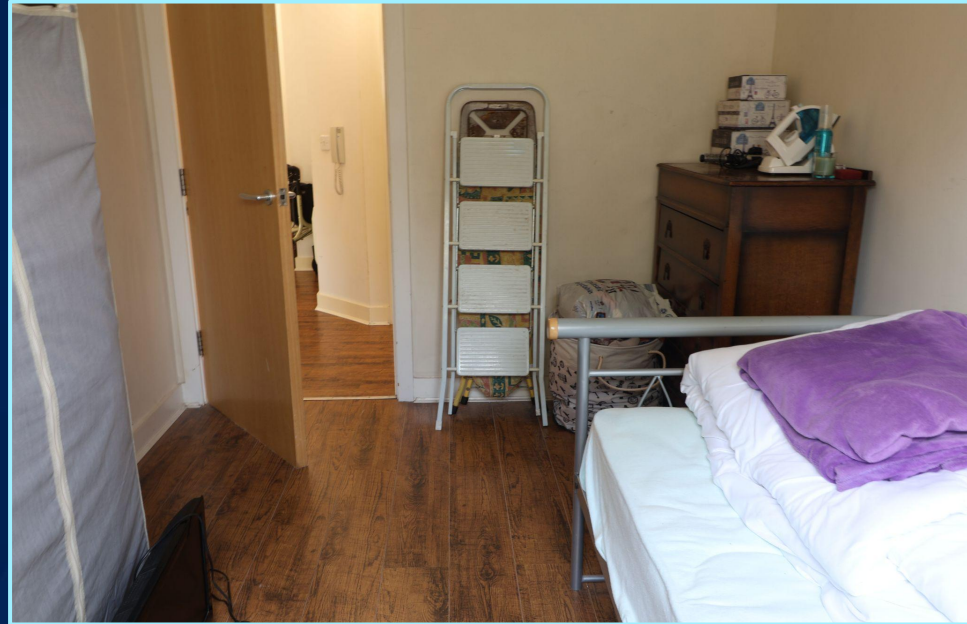
Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£89,250

10% Deposit (£5,000 Minimum) **£8,925**

Buyers Premium **£6,000**

Paid On Accepted Bid **£14,925**

Purchase Balance **£80,325**

SDLT Charge **£4,463**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£85,788**

Your total all in costs would be ~£85,788 after taxes and fees based on a purchase price of £89,250. 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 £95,000.



£95,000

2 bedroom apartment for sale

+ Add to report

Rice Lane, Liverpool, Merseyside, L9 3BY

CURRENTLY ADVERTISED

Marketed from 27 Jul 2026 by FREYJA NORTH LIMITED, Liverpool

Three Floors | Dining Room | Close To Train Station | Roll Top Bath | Ideal Flip project | High S...



£90,000

2 bedroom apartment for sale

+ Add to report

Taylforth Close, Liverpool, L9

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 Mar 2026 to 31 Jul 2026 (136 days) by Yopa, North West & Midlands

Ground Floor Apartment | Spacious Lounge | Two Bedrooms | ensuite | Modern Bathroom | Assigned Pa...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our lettings team.



£850 pcm

2 bedroom apartment

Flat 3, 14A Walton Park, Liverpool

NO LONGER ADVERTISED

Marketed from 2 Jan 2024 to 16 Jan 2024 (13 days) by Point Properties, Liverpool

+ Add to report



£800 pcm

2 bedroom apartment

Taylforth Close, Walton, Liverpool, L9

NO LONGER ADVERTISED

Marketed from 22 Jan 2025 to 23 Jan 2025 by Whitegates, Walton Vale, Liverpool

+ Add to report

Offered to let is this 2 bedroom first floor apartment which benefits from full double glazing a



Taylforth Close, Liverpool, L9

PROPERTY ID: 228215598

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.