

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Moscow Drive, Liverpool,  
L13 7DL

223618684

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





## Property Description

Our latest listing is in Moscow Drive, Liverpool, L13 7DL

Get instant cash flow of **£837** per calendar month with a **8.7%** 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.

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



Monks Place, Warrington,  
WA2 7DX

225770770



## Property Key Features

**2 bedroom**

**2 bathroom**

**Open Plan Lounge and Kitchen**

**Well Equipped Kitchen**

**Factor Fees: £124**

**Ground Rent: £1**

**Lease Length: 230 years**

**Market Rent: £837**

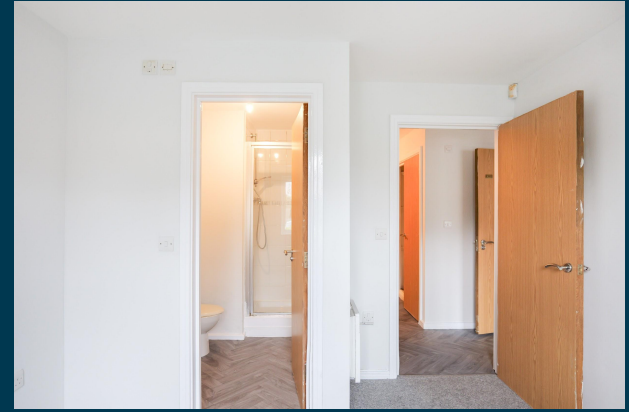
# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit	£28,750.00
SDLT Charge	£5,750
Legal Fees	£1,000.00
Total Investment	£35,500.00

# Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



<b>Returns Based on Rental Income</b>	<b>£837.00</b>
Mortgage Payments on £86,250.00 @ 5%	<b>£359.38</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£124.00</b>
Ground Rent	<b>£1.00</b>
Letting Fees	<b>£83.70</b>
<b>Total Monthly Costs</b>	<b>£583.08</b>
<b>Monthly Net Income</b>	<b>£253.93</b>
<b>Annual Net Income</b>	<b>£3,047.10</b>
<b>Net Return</b>	<b>8.58%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,373.10**  
Adjusted To

Net Return                      **3.87%**

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

Annual Net Income      **£1,334.10**  
Adjusted To

Net Return                      **3.76%**

# 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 £120,000.



**£120,000**

## 2 bedroom flat for sale

[+ Add to report](#)

Monks Place, Warrington, Cheshire, WA2

CURRENTLY ADVERTISED

SOLD STC

Marketed from 5 Dec 2025 by Entwistle Green, Warrington



**£117,000**

## 2 bedroom apartment for sale

[+ Add to report](#)

Carrington Park, Warrington, Cheshire, WA2

NO LONGER ADVERTISED

Marketed from 7 Aug 2025 to 10 Nov 2025 (94 days) by Domlets Ltd, Warrington

# 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 letting team at **Let Property Management**.



£850 pcm

## 2 bedroom apartment

+ Add to report

Monks Place, Warrington

CURRENTLY ADVERTISED

LET AGREED

Marketed from 13 Mar 2026 by Lobster Property Management Ltd, Abram



£850 pcm

## 2 bedroom apartment

+ Add to report

Monks Place, Warrington

NO LONGER ADVERTISED






LET AGREED

Marketed from 7 Jul 2025 to 3 Sep 2025 (57 days) by Declan James Ltd, Lymm

# 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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**  
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.



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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**