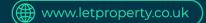


LET PROPERTY PACK

INVESTMENT INFORMATION

Carlton Avenue Romiley, Stockport, SK6

201896898











Property Description

Our latest listing is in Carlton Avenue Romiley, Stockport, SK6

Get instant cash flow of £900 per calendar month with a 3.3% Gross Yield for investors.

This property has a potential to rent for £2,000 which would provide the investor a Gross Yield of 7.4% if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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







Carlton Avenue Romiley, Stockport, SK6



Property Key Features

3 Bedrooms

1 Bathroom

Three Piece Bathroom

Garden Ground

Factor Fees: £0

Ground Rent: N/A

Lease Length: N/A

Current Rent: £900

Market Rent: £2,000

201896898

Lounge





Kitchen





Bedrooms









Bathroom





Exterior









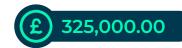
Initial Outlay





Figures based on assumed purchase price of £325,000.00 and borrowing of £243,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£81,250.00**

SDLT Charge £13,500

Legal Fees £1,000.00

Total Investment £95,750.00

Projected Investment Return





Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.

The monthly rent of this property is currently set at £900 per calendar month but the potential market rent is

		2 000
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4		

Returns Based on Rental Income	£900	£2,000	
Mortgage Payments on £243,750.00 @ 5%	£1,015.63		
Est. Building Cover (Insurance)	£15.00		
Approx. Factor Fees £0.		.00	
Ground Rent	N/A		
Letting Fees	£90.00	£200.00	
Total Monthly Costs	£1,120.63	£1,230.63	
Monthly Net Income	-£220.63	£769.38	
Annual Net Income	-£2,647.50	£9,232.50	
Net Return	-2.77 %	9.64%	

Return Stress Test Analysis Report





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

Annual Net Income

£5,232.50

Adjusted To

Net Return

5.46%

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

Annual Net Income

£4,357.50

Adjusted To

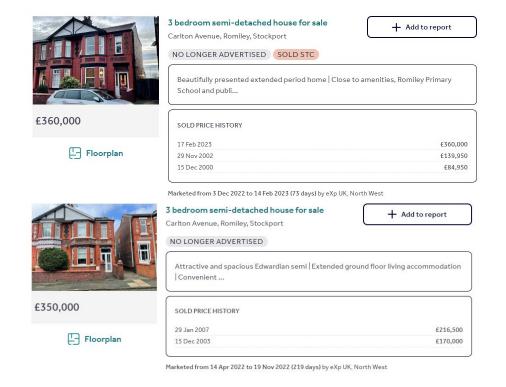
Net Return

4.55%

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 £360,000.



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,500 based on the analysis carried out by our letting team at Let Property Management.



3 bedroom detached house

Dickens Lane, Poynton

NO LONGER ADVERTISED LET AGREED

INDIVIDUALLY DESIGNED DETACHED HOUSE | CENTRAL VILLAGE LOCATION | SECURE GATED DRIVEWAY THREE...

+ Add to report

+ Add to report

£2,500 pcm

Marketed from 9 Jul 2022 to 28 Aug 2022 (49 days) by Gascoigne Halman, Bramhall



£2,350 pcm

3 bedroom detached house

Harlyn Avenue, Bramhall, Stockport

NO LONGER ADVERTISED LET AGREED

Balcony | Bright & Spacious | Beautiful Gardens | Corner Plot | Double Garage | Popular Bramhall...

Marketed from 27 Feb 2024 to 23 Mar 2024 (24 days) by Gascoigne Halman, Bramhall

Current Tenant Profile



As this property is currently tenanted, 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: 5 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.







Interested in this property investment?

Make an offer or book a viewing

Call us on **0141 478 0985**

Carlton Avenue Romiley, Stockport, SK6



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.