

LET PROPERTY PACK

INVESTMENT INFORMATION

Avon Road Manchester,
M19

198720235

 www.letproperty.co.uk





Property Description

Our latest listing is in Avon Road Manchester, M19

Get instant cash flow of **£1,250** per calendar month with a **5.1%** Gross Yield for investors.

This property has a potential to rent for **£1,400** which would provide the investor a Gross Yield of **5.7%** 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...



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M19

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Property Key Features

3 Bedrooms

1 Bathroom

Front and Back Garden

Big Driveway

Factor Fees: £0

Ground Rent: TBC

Lease Length: TBC

Current Rent: £1,250

Market Rent: £1,400

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £295,000.00 and borrowing of £221,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 295,000.00

25% Deposit	£73,750.00
SDLT Charge	£11,100
Legal Fees	£1,000.00
Total Investment	£85,850.00

Projected Investment Return

The monthly rent of this property is currently set at £1,250 per calendar month but the potential market rent is

£ 1,400



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.



Returns Based on Rental Income	£1,250	£1,400
Mortgage Payments on £221,250.00 @ 5%	£921.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	TBC	
Letting Fees	£125.00	£140.00
Total Monthly Costs	£1,061.88	£1,076.88
Monthly Net Income	£188.13	£323.13
Annual Net Income	£2,257.50	£3,877.50
Net Return	2.63%	4.52%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,077.50**
Adjusted To

Net Return **1.26%**

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

Annual Net Income **-£547.50**
Adjusted To

Net Return **-0.64%**

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 £351,250.



£350,000



Floorplan

3 bedroom semi-detached house for sale

Burnage Lane, Manchester, M19

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Semi-Detached House | Packed With Character | Potential To Enhance Further | Three Bedrooms | Two...

SOLD PRICE HISTORY

7 May 2021	£351,250
14 Mar 2014	£182,500
20 Jul 2009	£175,000



£250,000



Floorplan

3 bedroom semi-detached house for sale

Avon Road, Manchester

+ Add to report

NO LONGER ADVERTISED

Great Location | Ideal Family Home | Three Bedrooms | Potential To Extend | Virtual Viewing Tour ...

SOLD PRICE HISTORY

30 May 2003	£73,000
12 Apr 2002	£63,950

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,900 based on the analysis carried out by our letting team at **Let Property Management**.



£1,900 pcm

3 bedroom semi-detached house

St. Werburghs Road, Manchester, M21

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1906414

Marketed from 13 Dec 2023 to 18 Mar 2024 (95 days) by OpenRent, London

+ Add to report



£1,850 pcm

3 bedroom semi-detached house

Circular Road, West Didsbury, Manchester, M20

CURRENTLY ADVERTISED

AVAILABLE NOW MANAGED BY JULIAN WADDEN Presenting this charming and newly refurbished semi-deta...






Marketed from 13 Apr 2024 by Julian Wadden, Didsbury

+ Add to report

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**
-  Standard Tenancy Agreement In Place: **YES**
-  Fully compliant tenancy: **YES**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **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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198720235

Interested in this
property investment?

Make an offer or
book a viewing

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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