



Finnigan-McNeill
PROPERTY GROUP

Turn-Key Property Service

Please find details of our latest turn-key offer.

Listing Price:	64950
Number of Bedrooms:	2
Potential Monthly Rental:	475-500
Potential ROI:	17% Year 1, 14% Year 2 (@£475) 19% Year 1, 16% Year 2 (@£500)

Description:

We are delighted to bring our latest turn-key offering to you. As with all of our turn-key purchases the property will come with:

- * Properties dressed for rental listings
- * Free white goods (Cooker, Fridge Freezer, Washing Machine)
- * FREE boiler service
- * FREE gas safety check
- * FREE electric PAT test
- * FREE tenant find
- * NO admin costs and free property management for 12 months
- * Tenant advertising will commence upon purchase so that you have a tenant in place from the first day that you own the property

This is a large 2 bedroom 1st floor apartment. There is a new boiler in the property that was fitted in Feb 2019. Recently there has been a new roof fitted, new guttering and new external safety features (door remote access etc). The property is surrounded by shared gardens and also has the benefit of additional storage externally.

The property is located next to a large park and has a large green field to the front of the property.

There is a yearly service charge of £297 per annum and a ground rent of £10 per annum.

Image Link:

<https://www.rightmove.co.uk/property-for-sale/property-70549123.html>

Education:

At the time of writing there was an issue with Rightmoves school information.

1	St Mary's Church of England Primary Scho... 0.2 miles away State school	Not Available	Voluntary Controlled School
2	Holy Family Roman Catholic Primary Scho... 0.3 miles away State school	Not Available	Voluntary Aided School
3	Lowerplace Primary School 0.5 miles away State school	Not Available	Community School
4	Sandbrook Community Primary School 0.6 miles away State school	Not Available	Community School
5	St Peter's Church of England Primary School 0.8 miles away State school	Not Available	Voluntary Controlled School
6	Ashfield Valley Primary School 0.8 miles away State school	Not Available	Community School
7	Deeplish Primary Academy 0.8 miles away State school	Not Available	Academy Sponsor Led
8	St John's Roman Catholic Primary School, ... 1.1 miles away State school	Not Available	Voluntary Aided School
9	Sacred Heart Roman Catholic Primary Sch... 1.1 miles away State school	Not Available	Voluntary Aided School
10	Castleton Primary School 1.2 miles away State school	Not Available	Community School

1	St Cuthbert's RC High School 0.6 miles away State school	Not Available	Voluntary Aided School
2	Kingsway Park High School 0.7 miles away State school	Not Available	Foundation School
3	Matthew Moss High School 1.8 miles away State school	Not Available	Community School
4	The Crompton House Church of England ... 1.9 miles away State school	Not Available	Academy Converter
5	Hollingworth Academy 2.1 miles away State school	Not Available	Academy Converter
6	Oulder Hill Community School and Langua... 2.1 miles away State school	Not Available	Community School

Commuting:

Nearest bus stops to OL11 2AQ		
Balderstone Rd/Hill Top Dr (Balderstone Rd)	Kirkholt	42m
Baldestone Rd/Hill Top Dr (Balderstone Rd)	Kirkholt	42m
Balderstone Rd/Oldham Rd (Balderstone Rd)	Kirkholt	91m
Hill Top Dr/Balderstone Rd (Hill Top Dr)	Kirkholt	97m
Balderstone Rd/Oldham Rd (Balderstone Rd)	Kirkholt	118m
Nearest railway stations to OL11 2AQ		
Rochdale Station		1.5km
Castleton (Manchester) Station		2.1km
Smithy Bridge Station		4.6km

Breakdown of Numbers:

£475PCM Year 1

Mortgage Purchase	
Purchase Price	64,950
25% Deposit	16,238
Potential Renovation	0
Stamp Duty	1,949
Mortgage Broker	500
Purchase Solicitor	1,000
Valuation Fee	400
Sourcing Fee	0
Total Purchase Cost	20,086
Rental Target	475
Letting Management Fee + Service Charge	25
Insurance	20
Mortgage Payment	142
Total Monthly Income	288
ROI	17

£475PCM Year 2

Mortgage Purchase	
Purchase Price	64,950
25% Deposit	16,238
Potential Renovation	0
Stamp Duty	1,949
Mortgage Broker	500
Purchase Solicitor	1,000
Valuation Fee	400
Sourcing Fee	0
Total Purchase Cost	20,086
Rental Target	475
Letting Management Fee + Service Charge	73
Insurance	20
Mortgage Payment	142
Total Monthly Income	240
ROI	14

£500PCM Year 1

Mortgage Purchase	
Purchase Price	64,950
25% Deposit	16,238
Potential Renovation	0
Stamp Duty	1,949
Mortgage Broker	500
Purchase Solicitor	1,000
Valuation Fee	400
Sourcing Fee	0
Total Purchase Cost	20,086
Rental Target	500
Letting Management Fee + Service Charge	25
Insurance	20
Mortgage Payment	142
Total Monthly Income	313
ROI	19

£500PCM Year 2

Mortgage Purchase	
Purchase Price	64,950
25% Deposit	16,238
Potential Renovation	0
Stamp Duty	1,949
Mortgage Broker	500
Purchase Solicitor	1,000
Valuation Fee	400
Sourcing Fee	0
Total Purchase Cost	20,086
Rental Target	500
Letting Management Fee + Service Charge	73
Insurance	20
Mortgage Payment	142
Total Monthly Income	265
ROI	16

Rental Comparables:



5

2 bedroom apartment
Canberra Way, Rochdale, Greater Manchester, OL11
0.12 miles
UNFURNISHED - First floor apartment situated in a popular and convenient location close to good local amenities the motorway and railway network.

LET AGREED
Added on 28/03/2019 by Cowell & Norford, Rochdale

£495 pcm
£114 pw (fees apply)

Price Change History
06/04/2019 Initial entry found.

cowell-norford 01706 566109
Local call rate



8

2 bedroom apartment
Canberra Way, Rochdale
0.18 miles
Hyde Estates are delighted to offer this modern, two bedroomed first floor apartment with Juliet balcony and transport links. The property befits; allocated parking, dining

Added on 11/04/2019 by Hyde Estate & Lettings Agents, Manchester

£525 pcm ↔
£121 pw (fees apply)

Price Change History
26/04/2019 Initial entry found.

hyde 0161 468 0270
Estate & Letting Agents Local call rate

Disclaimer

Whilst we do try our hardest to give accurate figures there will be occasions where costs are higher, or values lower.

We advise that you are happy with the rental return % and income at the purchase price, and use future potential added value as a bonus, as the markets decrease as well as increase.

We advise any purchases to conduct their own due diligence before committing to any purchase.

Target revaluations and rental amounts are taken from current market conditions. We cannot take responsibility for valuations conducted by lenders if they are lower than the figures that we have estimated. We will always give figures that we believe are achievable with the current market conditions.

Renovation figures are again estimates.

All purchases are completed at the buyers own risk.