

Property Report

Professional Investment Analysis

5, Ridley Road, L6 6DN

Asking Price: £290,000

Report created on 26th October 2025

Investment Opportunity

Purchase Price	£290,000
Total Purchase Costs	
Deposit (20%)	£58,000
Stamp Duty	£19,000
Survey	£800
Legal Fees	£2,400
Loan Set-up	£4,640
Total Investment Required	£84,840
Estimated Monthly Rent	£2,750pcm
Rental Yield	11.4%

Total Annual Expenses	
Mortgage @ 5.8% (Interest Only)	£13,456
Council Tax	£1,670
Repairs / Maintenance	£660
Electric / Gas	£1,080
Water	£300
Broadband / TV	£480
Insurance	£480
Total	£18,126

Monthly Profit	£1,240
Annual Profit	£14,874
ROI	17.5%

Key Information

Asking Price		£290,000
Bedrooms	5	
Size	116 sqm	
On the market for	6 days	

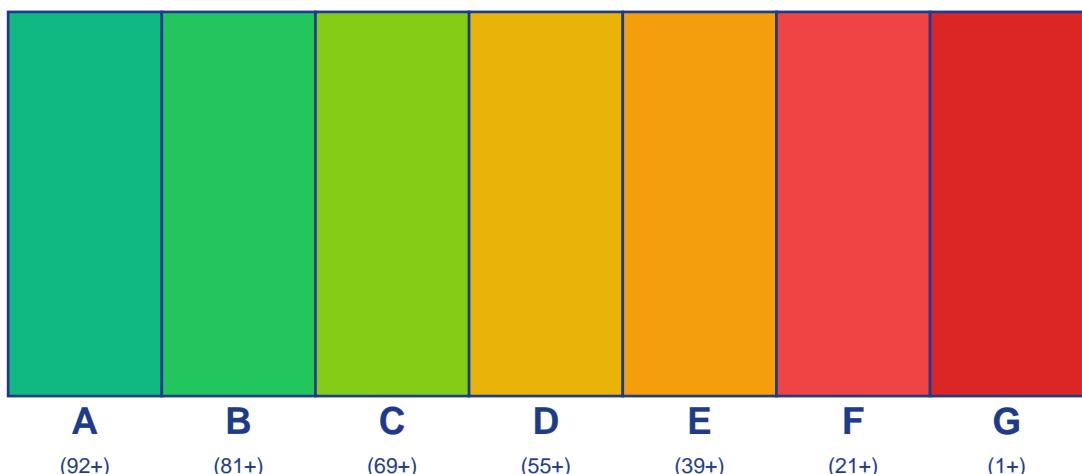
Key Features

Spacious Three Storey HMO Property Five Spacious En-Suite Double Bedrooms Fantastic Investment Opportunity Contemporary Fitted Kitchen Communal Lounge Sunny Rear Courtyard Yield of 10.31% Close To Great Local Amenities, Train Station And Road Links Close To City Centre EPC GRADE = C

Energy Performance Certificate

Potential: 72

Current: 84



Latest Inspection Date	30th January 2019
Window Glazing	Double glazing installed during or after 2002
Building Construction Age	before 1900

Internet / Broadband Availability

Broadband available: Broadband available

Highest available download speed: 1,800 Mbps

Highest available upload speed: 220 Mbps

Getting To The City Centre

By Car	6 minutes	1.8 miles
By Public Transport	18 minutes	11 mins walk (0.5 mi)
Bus Routes	10A / 9	Every 8 minutes

About the City

Liverpool

Liverpool is a port city and metropolitan borough in Merseyside, England. It is situated on the eastern side of the Mersey Estuary, near the Irish Sea, 178 miles (286 km) north-west of London. With a population of 496,770, Liverpool is the administrative, cultural and economic centre of the Liverpool City Region, a combined authority area with a population of over 1.5 million.

Population: 508,986

Property Images

Bathroom

Clean and modern bathroom

File: bathroom.jpg

Image 1: bathroom.jpg

Master Bedroom

Comfortable master bedroom

File: bedroom.jpg

Image 2: bedroom.jpg

Front Exterior

Beautiful front view of the property

File: exterior_front.jpg

Garden

Well-maintained rear garden

File: garden.jpg

Image 3: exterior_front.jpg

Image 4: garden.jpg



Modern Kitchen

Fully equipped modern kitchen

File: kitchen.jpg

Image 5: kitchen.jpg



Living Room

Spacious and modern living area

File: living_room.jpg

Image 6: living_room.jpg