Deal pack: Studio apartment at Stone Cross House, Bolton — £100,000

Bolton BL1 - Studio, Studio, leasehold
Asking price: £100,000.00. Reference 100354.
Deal score 66 out of 100 (Good).
Strategy: Sold with tenant.
Worked out on 24 November 2026.

Part	Weight	Score out of 100
Rental return	30%	88
Price against the market	30%	92
Room to add value	20%	0
Selling on	20%	60

Figure	Estimate	From
Estimated value	£121,000.00	vs 22 sold nearby since 2021, Land Registry, brought to today
Price against est. value	17.4% below	vs 22 sold nearby since 2021, Land Registry, brought to today
Rent a month	£750.00	the advertiser's estimate
Gross yield	9%	the rent a year against the price
Net yield	7.3%	after 4% empty weeks and 15% of the rent for management and upkeep (assumed)
Cashflow a month	£607.50	before tax, no mortgage
Cashflow with a mortgage	£263.75	75% loan, interest only at 5.5%
Price per sq ft	£238.21	from the EPC floor area
Prices over the last year	+1.1%	UK House Price Index, this type of home, council area
Sales nearby, 5 years	13	HM Land Registry price paid data
Refurbishment cost	Not known	
Value after works (GDV)	Not known	

Sold nearby	Type	Sold	Price
BL1, 0 mi	flat-maisonette	Sept 2026	£60,000.00
BL1, 0 mi	flat-maisonette	Nov 2025	£76,000.00
BL1, 0 mi	flat-maisonette	Mar 2025	£91,500.00
BL1, 0 mi	flat-maisonette	Dec 2024	£84,100.00
BL1, 0 mi	flat-maisonette	Jul 2024	£82,000.00
BL1, 0 mi	flat-maisonette	Nov 2023	£137,750.00

Estimates from public data and the advert: not a valuation, a survey or a promise, and not financial advice. Check every figure, get a survey and a mortgage quote, and take independent advice before you buy.
How each figure is worked out: https://www.levelmoves.com/deal-score
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