

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Caxton Court,  
Burton-on-Trent, DE14

221063443

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Caxton Court, Burton-on-Trent, DE14 3SH

This property has a potential to rent for **£749** which would provide the investor a Gross Yield of **8.7%** if the rent was increased to market rate.

**With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.**

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



LET PROPERTY



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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Open-Plan Lounge and Kitchen**

**Well-Equipped Kitchen**

**Factor Fees: £100.00 PM**

**Ground Rent: TBC**

**Lease Length: 103 years**

**Market Rent: £749**

# Lounge



# Kitchen



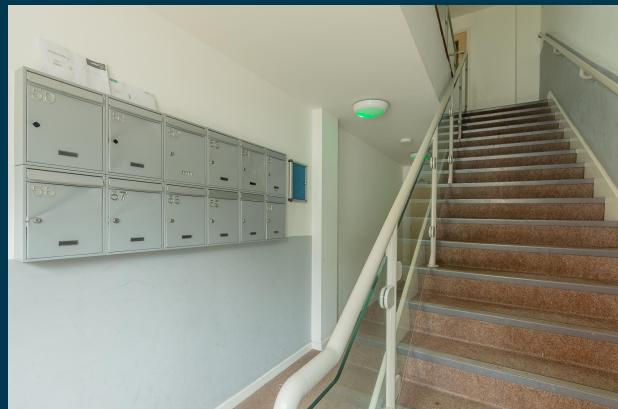
# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



Figures based on assumed purchase price of £103,000.00 and borrowing of £77,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 103,000.00

25% Deposit	£25,750.00
SDLT Charge	£5,150
Legal Fees	£1,000.00
Total Investment	£31,900.00

# Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	<b>£749</b>
Mortgage Payments on £77,250.00 @ 5%	<b>£321.88</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£100.00</b>
Ground Rent	<b>TBC</b>
Letting Fees	<b>£74.90</b>
<b>Total Monthly Costs</b>	<b>£511.78</b>
<b>Monthly Net Income</b>	<b>£237.23</b>
<b>Annual Net Income</b>	<b>£2,846.70</b>
<b>Net Return</b>	<b>8.92%</b>

# Return Stress Test Analysis Report



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

Annual Net Income	<b>£1,348.70</b>
Adjusted To	
Net Return	<b>4.23%</b>

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

Annual Net Income	<b>£1,301.70</b>
Adjusted To	
Net Return	<b>4.08%</b>

# 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 £100,000.



£100,000

## 2 bedroom flat for sale

Caxton Court, Burton-on-Trent, Staffordshire, DE14

NO LONGER ADVERTISED

SOLD STC

+ Add to report

Marketed from 10 May 2023 to 16 Feb 2024 (281 days) by Frank Innes, Burton-Upon-Trent



£99,950

## 2 bedroom flat for sale

Caxton Court, Burton-on-Trent, Staffordshire, DE14

NO LONGER ADVERTISED

SOLD STC

+ Add to report

Marketed from 15 Apr 2022 to 2 Feb 2024 (657 days) by Frank Innes, Burton-Upon-Trent

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



**2 bedroom flat**

**+ Add to report**

Caxton Court, Staffordshire, Burton upon Trent, DE14

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Jun 2024 to 22 Jul 2024 (32 days) by Nicholas Humphreys, Burton-on-Trent

**£750 pcm**



**2 bedroom flat**

**+ Add to report**

29 Caxton Court, Burton DE14 3SH

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 May 2025 to 27 Jun 2025 (30 days) by Abode Lettings, Staffordshire & Derbyshire

**£725 pcm**



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Interested in this  
property investment?

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.



**LET PROPERTY**