

LET PROPERTY PACK

INVESTMENT INFORMATION

Fenn Court, Burnley, BB11 3FD

222501156











Property Description

Our latest listing is in Fenn Court, Burnley, BB11 3FD

Get instant cash flow of £720 per calendar month with a 7.51% Gross Yield for investors.

With tenants 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...







Fenn Court, Burnley, BB11 3FD



2 Bedrooms

1 Bathroom

Private Garage Parking

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 236 years

Current Rent: £720

222501156

Lounge





Kitchen





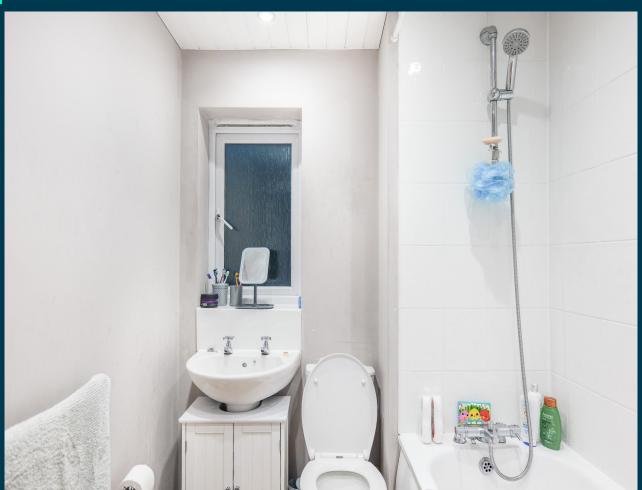
Bedrooms





Bathroom





Exterior





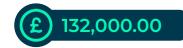
Initial Outlay





Figures based on assumed purchase price of £132,000.00 and borrowing of £99,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£33,000.00**

SDLT Charge £6,740

Legal Fees £1,000.00

Total Investment £40,740.00

Projected Investment Return



The monthly rent of this property is currently set at £720 per calendar month



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

Returns Based on Rental Income	£720
Mortgage Payments on £99,000.00 @ 5%	£412.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	ТВС
Letting Fees	£72.00
Total Monthly Costs	£499.50
Monthly Net Income	£220.50
Annual Net Income	£2,646.00
Net Return	6.49%

Return Stress Test Analysis Report





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

£1,206.00

Annual Net Income

Adjusted To

Net Return

2.96%

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

Annual Net Income

£666.00

Adjusted To

Net Return

1.63%

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 £139,950.



£139,950

2 bedroom apartment for sale

+ Add to report

Edward Drive, Clitheroe, Lancashire, BB7

CURRENTLY ADVERTISED

Marketed from 22 Aug 2025 by Mortimers, Clitheroe

Superb Ground Floor Apartment | Suited to Investors with option of sold with sitting tenant | Two...



£135,000

2 bedroom flat for sale

+ Add to report

Clewer Place, Walsden, Todmorden

NO LONGER ADVERTISED

Marketed from 12 Jul 2025 to 13 Oct 2025 (93 days) by Claire Sheehan Estate Agents, Hebden Bridge

Top Floor, Two Bedroom Apartment | Hillside & Valley Views | Spacious Lounge/Dining Room | Fitted...

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 apartment

+ Add to report

Market Street, Hebden Bridge, HX7

NO LONGER ADVERTISED

Marketed from 5 Feb 2025 to 16 Apr 2025 (69 days) by Whitegates, Huddersfield, Brighouse & Holmfirth

New to the Market with The Multi Award Winning Whitegates Estate Agents Huddersfield, Brighouse &...



£725 pcm

2 bedroom apartment

+ Add to report

Bendwood Court, Padiham, Burnley, Lancashire, BB12

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Feb 2025 to 7 Mar 2025 (20 days) by Reeds Rains, Burnley

2 Bedrooms | Kitchen/Diner | En-Suite | Bathroom | Communal Areas

Current Tenant Profile



We've created a tenant profile report to showcase the current agreement of occupancy in place with this property.



Tenancy Agreement in place: Yes



Current term of tenancy: **Moved in** within the last 2 years



Standard Tenancy Agreement In Place: **Yes**



Payment history: On time for length of tenancy



Fully compliant tenancy: Yes

Fully compliant tenancy including EICR & Gas Safety in order

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.





Interested in this property investment?

Call us on **0141 478 0985**

Fenn Court, Burnley, BB11 3FD



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.