

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Fenn Court, Burnley, BB11  
3FD

222501156

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





## 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

222501156



## Property Key Features

**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**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







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

£ 132,000.00

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	TBC
Ground Rent	TBC
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**

Annual Net Income      **£1,206.00**  
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**.



£750 pcm

## 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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including  
EICR & Gas Safety in order



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



Payment history: **On time for length of tenancy**

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.



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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.



**LETPROPERTY**