

LET PROPERTY PACK

INVESTMENT INFORMATION

Elmroyd Court, Penistone,
S36

220750493

 www.letproperty.co.uk





Property Description

Our latest listing is in Elmroyd Court, Penistone, S36

Get instant cash flow of **£625** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£739** which would provide the investor a Gross Yield of **12.0%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Elmroyd Court, Penistone,
S36

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Property Key Features

2 bedroom

1 bathroom

Spacious Lounge

Well Maintained Property

Factor Fees: £131 pm

Ground Rent: £35 pm

Lease Length: 136 years

Current Rent: £625

Market Rent: £739

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £126,000.00 and borrowing of £94,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 126,000.00

25% Deposit £31,500.00

SDLT Charge £6,320

Legal Fees £1,000.00

Total Investment £38,820.00

Projected Investment Return



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



The monthly rent of this property is currently set at £625 per calendar month but the potential market rent is

£ 739

Returns Based on Rental Income	£625	£739
Mortgage Payments on £94,500.00 @ 5%	£393.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£131.00	
Ground Rent	£35.00	
Letting Fees	£62.50	£73.90
Total Monthly Costs	£637.25	£648.65
Monthly Net Income	-£12.25	£90.35
Annual Net Income	-£147.00	£1,084.20
Net Return	-0.38%	2.79%

Return Stress Test Analysis Report



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

Annual Net Income **-£393.80**
Adjusted To

Net Return **-1.01%**

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

Annual Net Income **-£385.80**
Adjusted To

Net Return **-0.99%**

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 £135,000.



£135,000

2 bedroom apartment for sale

Elmroyd Court, Penistone

CURRENTLY ADVERTISED

Marketed from 16 Jul 2025 by Simon Blyth, Penistone

+ Add to rep



£130,000

2 bedroom flat for sale

Elmroyd Court, Sheffield, S36

NO LONGER ADVERTISED

SOLD STC

Marketed from 19 Sep 2023 to 22 Mar 2024 (184 days) by Purplebricks, covering Sheffield

+ Add to repor

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £775 based on the analysis carried out by our letting team at **Let Property Management**.



£775 pcm

2 bedroom apartment

Pennine Court, Penistone

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Feb 2025 to 19 Feb 2025 (16 days) by The Pennine Property Group, Penistone

+ Add to report



£725 pcm

2 bedroom apartment

Dunstone Heights, Penistone, Sheffield, S36

NO LONGER ADVERTISED

Marketed from 15 Jun 2023 to 20 Feb 2024 (250 days) by Armitage Sorby, Barnsley

+ Add to report

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: **3 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.



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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.



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