

LET PROPERTY PACK

INVESTMENT INFORMATION

Caxton Court,
Burton-on-Trent, DE14 3SH

221063443

 www.letproperty.co.uk





Property Description

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

Get instant cash flow of **£660** per calendar
month with a **7.7%** Gross Yield for investors.

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...**



Caxton Court,
Burton-on-Trent, DE14
3SH

221063443



Property Key Features

2 bedroom

1 bathroom

Open Plan Lounge and Kitchen

Well Equipped Kitchen

Factor Fees: £100 PM

Ground Rent: 103 years

Lease Length: Leasehold

Current Rent: £660

Market Rent: £749

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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



The monthly rent of this property is currently set at £660.00 per calendar month but the potential market rent is

£ 749

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



Returns Based on Rental Income	£660.00	£749.00
Mortgage Payments on £77,250.00 @ 5%	£321.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£100.00	
Ground Rent	103 years	
Letting Fees	£66.00	£74.90
Total Monthly Costs	£502.88	£511.78
Monthly Net Income	£157.13	£237.23
Annual Net Income	£1,885.50	£2,846.70
Net Return	5.91%	8.92%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,348.70**
Adjusted To

Net Return **4.23%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£1,301.70**
Adjusted To

Net Return **4.08%**

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

+ Add to report

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

NO LONGER ADVERTISED

SOLD STC

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



£99,950

2 bedroom flat for sale

+ Add to report

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

NO LONGER ADVERTISED

SOLD STC

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**.



£750 pcm

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



£725 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

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.



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