

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Lentworth Court, Liverpool,
L17

222640483





PROPERTY DESCRIPTION

Our latest listing is in Lentworth Court, Liverpool, L17

Rent currently agreed with tenant of **£725** per calendar month which calculates to a **6.3%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **8.3%** if the rent was increased to full market rate.

With a tenant 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.

Please read full legal pack for detailed property information.

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



Lentworth Court,
Liverpool, L17

222640483

Property Key Features

2 Bedrooms

Spacious lounge

Shared private parking

Factor Fees: In Legal Pack

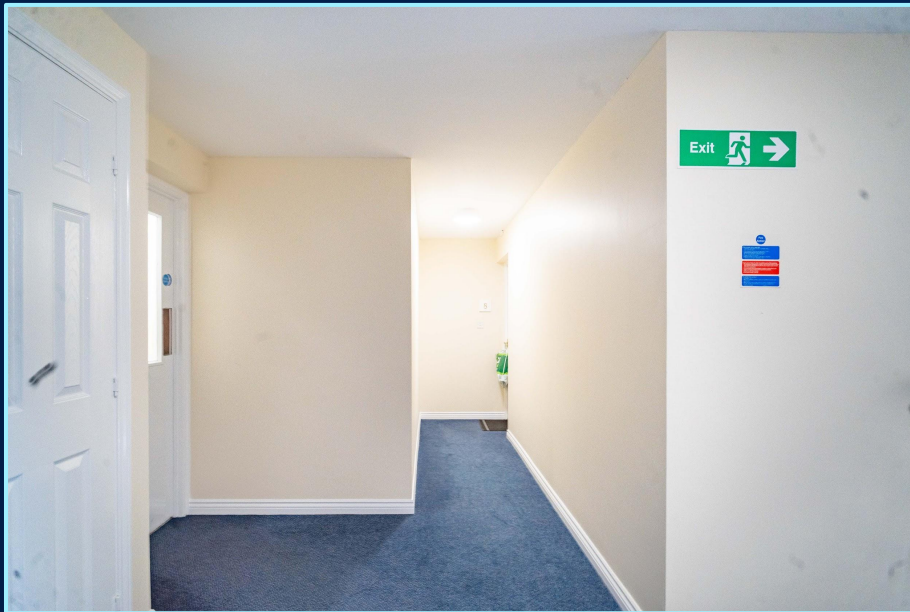
Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £725

Market Rent: £950

Lounge



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£137,080

10% Deposit (£5,000 Minimum) **£13,708**

Buyers Premium **£6,000**

Paid On Accepted Bid **£19,708**

Purchase Balance **£123,372**

SDLT Charge **£7,096**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£131,468**

Your total all in costs would be ~£131,468 after taxes and fees based on a purchase price of £137,080. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

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 £165,000.



£165,000

2 bedroom property for sale

+ Add to report

Lentworth Court, Liverpool, Merseyside, L17

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Feb 2025 to 21 Oct 2025 (257 days) by Entwistle Green, Allerton

Entwistle Green are pleased to present to market this chain free, contemporary two-bedroom apartm...



£160,000

2 bedroom house for sale

+ Add to report

Lentworth Court, Liverpool, Merseyside, L17

NO LONGER ADVERTISED

SOLD STC

Marketed from 9 Sep 2025 to 15 Apr 2026 (218 days) by Entwistle Green, Allerton

Entwistle Green bring to market a well-presented top-floor apartment within a well-kept developme...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,000 based on the analysis carried out by our lettings team.



£2,000 pcm

2 bedroom apartment

+ Add to report

Bowring Manor, Larch Close, L19 0QN

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Feb 2026 to 18 May 2026 (102 days) by Entwistle Green, Allerton

Stunning two bedroom apartment | Fitted kitchen | Open plan modern unique living | Private gated ...



£1,350 pcm

2 bedroom flat

+ Add to report

3 Larch Close, Cressington, Liverpool, L19

NO LONGER ADVERTISED

LET AGREED

Marketed from 16 Mar 2026 to 24 Apr 2026 (39 days) by Belvoir, Liverpool

Two Double Bedrooms | Ground Floor Apartment | Private Residents Gym | Secure Allocated Parking |...



Interested in this
property investment?

Call us on
0161 394 2637

Lentworth Court, Liverpool, L17

PROPERTY ID: 222640483

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.