

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Lentworth Court, Liverpool,
L17 6GD

222640483





PROPERTY DESCRIPTION

Our latest listing is in Lentworth Court, Liverpool, L17 6GD

Get instant cash flow of **£725** per calendar month with a **7.9%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **10.4%** 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...



Lentworth Court,
Liverpool, L17 6GD

222640483

Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £131 PM

Ground Rent: £18.30

Lease Length: 129 years

Current Rent: £725

Market Rent: £950





Initial Outlay



Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

121,000

SDLT Charge	£6,050
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Legal Fees	£1,000
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Total Investment	£128,050
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Projected Investment Return



Our industry leading letting agency can provide advice on achieving full market rent.

The monthly rent of this property is currently set at £725 per calendar month but the potential market rent is

950

Returns Based on Rental Income	£725	£950
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£131.00	
Ground Rent	£18.30	
Letting Fees	£72.50	£95.00
Total Monthly Costs	£236.80	£259.30
Monthly Net Income	£488.20	£690.70
Annual Net Income	£5,858.40	£8,288.40
Net Return	4.58%	6.47%

Return **Stress Test** Analysis Report



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

Annual Net Income
Adjusted To **£6,388**

Net Return **4.99%**

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 £115,000.



£115,000

2 bedroom flat for sale

Lentworth Court, Liverpool, Merseyside, L17

CURRENTLY ADVERTISED

SOLD STC

Marketed from 26 Jun 2026 by Tenanted Property Auctions, Manchester

+ Add to report



£115,000

2 bedroom flat for sale

Lentworth Court, Riverside Park, Liverpool, L17 6GD

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 Dec 2023 to 5 Sep 2024 (274 days) by Property Solvers, London

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our lettings team.



£1,000 pcm

2 bedroom apartment

The Spinnakers, Aigburth

NO LONGER ADVERTISED

Marketed from 9 Jul 2024 to 16 Jul 2024 (6 days) by Marshall Property, Liverpool

+ Add to report



£995 pcm

2 bedroom flat

Carina Court, Aigburth, L17

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 May 2025 to 13 Jun 2025 (34 days) by Atlas Estate Agents, Liverpool

+ 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: **13 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 their solicitor. All information must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted.



Interested in this
property investment?

Call us on
0141 478 0985

Lentworth Court, Liverpool, L17 6GD

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.