

LET PROPERTY PACK

INVESTMENT INFORMATION

Roseneath Court,
Ashington NE63 0DZ

212054817

 www.letproperty.co.uk





Property Description

Our latest listing is in Roseneath Court, Ashington NE63 0DZ

Get instant cash flow of **£585** per calendar month with a **9.8%** Gross Yield for investors.

With great potential returns and located within a prime rental location in Ashington, it will make for a reliable long term investment for an investor.

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



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Property Key Features

2 Bedroom

1 Bathroom

Spacious Lounge

Spacious Kitchen

Factor Fees: TBC

Ground Rent: £10 / Annum

Lease Length: TBC

Current Rent: £585

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £72,000.00 and borrowing of £54,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 72,000.00

25% Deposit	£18,000.00
SDLT Charge	£2,160
Legal Fees	£1,000.00
Total Investment	£21,160.00

Projected Investment Return



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Returns Based on Rental Income	£585
Mortgage Payments on £54,000.00 @ 5%	£225.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	£10 / Annum
Letting Fees	£58.50
Total Monthly Costs	£298.50
Monthly Net Income	£286.50
Annual Net Income	£3,438.00
Net Return	16.25%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,268.00**
Adjusted To

Net Return **10.72%**

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


Annual Net Income **£2,358.00**
Adjusted To

Net Return **11.14%**

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 £80,000.



2 bedroom flat for sale


Stamfordham Court, Ashington, Northumberland, NE63 8TH

NO LONGER ADVERTISED **SOLD STC**

Marketed from 1 Jun 2023 to 19 Apr 2024 (322 days) by Pattinson Estate Agents, Ashington

Modern Ground Floor Apartment | Two Bedrooms | Master With Dressing Room | Secure Entry | Allocat...

£80,000



View floor plan


Sold price history:

19/04/2024	£75,000
10/08/2007	£102,552

EPC: [View](#)

(Approx.) Sqft: **581 sq ft** Price (£) per sqft: **£137.63**

[+ Add to report](#)



2 bedroom ground floor flat for sale

Stamfordham Court, Ashington, NE63

NO LONGER ADVERTISED **SOLD STC**

Marketed from 28 Apr 2023 to 8 Dec 2023 (224 days) by Purplebricks, covering Newcastle upon Tyne

£80,000


Spacious Ground Floor Apartment | Open Plan Living Space | Double Master Bedroom | Allocation | Allocat...

[+ Add to report](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom apartment

[+ Add to report](#)


East View, Wideopen, Newcastle upon Tyne, Tyne and Wear, NE13

CURRENTLY ADVERTISED

Marketed from 14 Nov 2024 by Reeds Rains Lettings, Gosforth

Two Bedrooms | Shared Yard | Ground Floor | Unfurnished | Available Now

£700 pcm




[View floor plan](#)

Sold price history: [View](#)

19/10/2007	£115,000
10/12/2004	£106,000
02/08/2001	£40,500

EPC: [View](#)

(Approx.) Sqft: **764 sq ft** Price (£) per sqft: **£0.92**



2 bedroom flat

[+ Add to report](#)

Upper Crone Street, Shiremoor






CURRENTLY ADVERTISED

Marketed from 12 Nov 2024 by Signature, Whitley Bay

Current Tenant Profile



As this property is currently tenanted, 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: **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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