

¥

## LET PROPERTY PACK

#### **INVESTMENT** INFORMATION

Roseneath Court, Ashington NE63 ODZ

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...







Roseneath Court, Ashington NE63 0DZ

212054817

2 Bedroom 1 Bathroom Spacious Lounge Spacious Kitchen

 $\oslash$ 

**Property Key Features** 

Factor Fees: TBC Ground Rent: £10 / Annum Lease Length: TBC Current Rent: £585







## **Kitchen**





### Bedrooms





## Bathroom











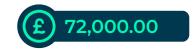
## **Initial** Outlay





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



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	<b>£3,438.00</b>
Net Return	<mark>16.25%</mark>



#### 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	+ Add to report	
	Stamfordham Court, Ashington, Northumberland, NE63 8TH		
	NO LONGER ADVERTISED SOLD STC		
£80,000	Marketed from 1 Jun 2023 to 19 Apr 2024 (322 days) by Pattir	ison Estate Agents, Ashington	
	Modern Ground Floor Apartment   Two Bedrooms   Master With Dressing Room   Secure Entry   Allocat		
	Ø Sold price history:	View	
	19/04/2024	£75,000	
Langue Constanting	10/08/2007	£102,552	
Floor Plan	Q EPC:	View	
[] View floor plan	(Approx.) Sqft: 581 sq ft Price (£) per sqft: £13	7.63	
	2 bedroom ground floor flat for sale	+ Add to report	
	Stamfordham Court, Ashington, NE63		
A CONTRACTOR	(NO LONGER ADVERTISED) SOLD STC		
£80,000	Marketed from 28 Apr 2023 to 8 Dec 2023 (224 days) by Purpl Tyne	ebricks, covering Newcastle upon	
	Spaciaus Craund Elear Apartment   Open Dan Living Space	Popular West End Location   Allocated	



#### **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		
£700 pcm	Two Bedrooms   Shared Yard   Ground Floor   Unfurnished   Available Now		
Kitchen	Sold price history:	View	
Living Bedroom 2	19/10/2007	£115,000	
Room	10/12/2004	£106,000	
Cupboard	02/08/2001	£40,500	
	<b>Q</b> EPC:	View	
년 View floor plan	(Approx.) Sqft: <b>764 sq ft</b> Price (£) per sqft: <b>£0.92</b>		
	2 bedroom flat		
		+ Add to report	
	Upper Crone Street, Shiremoor		
	CURRENTLY ADVERTISED		
and a second sec	Marketed from 12 Nov 2024 by Signature, Whitley Bay		

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

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.



Current term of tenancy: 2 years+

Payment history: On time for length of tenancy





Roseneath Court, Ashington NE63 0DZ

#### 212054817

# 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.

