

LET PROPERTY PACK

INVESTMENT INFORMATION

Wingrove Gardens,
Newcastle Upon Tyne, NE4

223720478

 www.letproperty.co.uk





Property Description

Our latest listing is in Wingrove Gardens, Newcastle Upon Tyne, NE4

Get instant cash flow of **£575** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£827** which would provide the investor a Gross Yield of **12.0%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



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Property Key Features

3 bedroom

1 bathroom

Spacious Room

Good Condition

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 977 years

Current Rent: £575

Market Rent: £827

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 120,000.00

25% Deposit	£30,000.00
SDLT Charge	£6,000
Legal Fees	£1,000.00
Total Investment	£37,000.00

Projected Investment Return



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



The monthly rent of this property is currently set at £575 per calendar month but the potential market rent is

£ 827

Returns Based on Rental Income	£575	£827
Mortgage Payments on £90,000.00 @ 5%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£57.50	£82.70
Total Monthly Costs	£447.50	£472.70
Monthly Net Income	£127.50	£354.30
Annual Net Income	£1,530.00	£4,251.60
Net Return	4.14%	11.49%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,597.60**
Adjusted To

Net Return **7.02%**

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

Annual Net Income **£2,451.60**
Adjusted To

Net Return **6.63%**

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 £125,000.



3 bedroom flat for sale

+ Add to report

Wingrove Gardens, Fenham, Newcastle Upon Tyne

NO LONGER ADVERTISED

Marketed from 23 Apr 2025 to 15 May 2025 (22 days) by Rook Matthews Sayer, Fenham

£125,000



3 bedroom flat for sale

+ Add to report

Wingrove Gardens, Newcastle upon Tyne, Tyne and Wear, NE4

NO LONGER ADVERTISED

SOLD STC

Marketed from 30 Apr 2025 to 17 Oct 2025 (170 days) by YOUR MOVE Chris Stonock, West Denton

£115,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,075 based on the analysis carried out by our letting team at **Let Property Management**.



£1,075 pcm

3 bedroom flat

Wingrove Gardens, Newcastle Upon Tyne

NO LONGER ADVERTISED

Marketed from 13 Aug 2024 to 13 Oct 2025 (425 days) by Dean & Co Estate Agents, Newcastle Upon Tyne

+ Add to report



£1,000 pcm

3 bedroom flat

Wingrove Gardens, Newcastle Upon Tyne

NO LONGER ADVERTISED

Marketed from 28 Aug 2025 to 28 Aug 2025 by DEAN & CO ESTATES LIMITED, Newcastle Upon Tyne

+ 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: **4 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 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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