



16 KINGS  
CAMBRIDGE SQUARE

LINTHORPE  
TS5 5PG

A LEASEHOLD TWO BEDROOM APARTMENT



## SUMMARY

TENURE: LEASHOLD C (107 YEAR LEASE)

SERVICE CHARGE: C £1200 PER ANNUM

GROUND RENT: £100 PER ANNUM

TYPE : 2 BEDROOM APARTMENT

PRICE : £94,000

LIGHT REFURB REQUIRED

ANNUAL RENTAL INCOME OF £8700

A GROSS YIELD ON ACQUISITION OF : 9.25%

EPC D (60)



C 0.18 MILES FROM GREEN LANE PRIMARY ACADEMY - NURSERY & PRIMARY SCHOOL

C 0.13 MILES FROM THE NORTHERN SCHOOL OF ART - COLLEGE

C 1.9 MILES FROM THE JAMES COOK UNIVERSITY HOSPITAL

C 1.7 MILES FROM MIDDLESBROUGH TRAIN STATION

C 1.54 MILES FROM JAMES COOK TRAIN STATION



## INVESTMENT PERFORMANCE

12.26 %

NET RETURN ON CASH

10.42 %

YIELD ON ERV

£25.4k

CASH INVESTMENT FROM





# FINANCIAL INVESTMENT EXAMPLE

**PURCHASE** PRICE OF £94,000 , RENTAL OF £725 PER MONTH, STAMP DUTY £4,700 , LEGAL COSTS OF £1200, BTL MORTGAGE FOR A TERM OF 35 YEARS AT AN INTEREST RATE OF 4.79% INTEREST ONLY (75% LTV)

## PURCHASE

TOTAL PURCHASE PRICE OF £94,000 : MORTGAGE £70,500  
CASH INVESTMENT £29,400

## MORTGAGE

INTEREST ONLY PAYMENT OF £281 PER MONTH, OR £3377 PER ANNUM

## RENT

GROSS RENT OF £725 PER MONTH, OR £8700 PER ANNUM.  
NET RENT AFTER RUNNING COSTS AND FINANCE/MORTGAGE  
PAYMENTS OF £3377 (ABOVE) IS £2979

## RETURN

NET RETURN AS YIELD ON CASH INVESTMENT: 2979 / 29400

10.13 %

THE EQUIVALENT OF A 10.13 % NET RETURN PER YEAR ON  
CASH INVESTED

## 2025 TO 2029 PROJECTIONS & PERFORMANCE

WE ASSUME CAPITAL GROWTH OF 28.2 % FROM 2025-2029  
& A COMPOUNDED RENTAL INCREASE OF 18.3% OVER THE  
SAME PERIOD (SAVILLS)

## TOTAL RENTAL NET RETURN

£16,514

## TOTAL CAPITAL GROWTH

£21,444

## GRAND TOTAL RETURN

(TOTAL RENTAL NET + TOTAL CAPITAL GROWTH )

£37,957

## % RETURN ON INITIAL CASH INVESTMENT

107.53 %

## AVERAGE RETURN PER YEAR

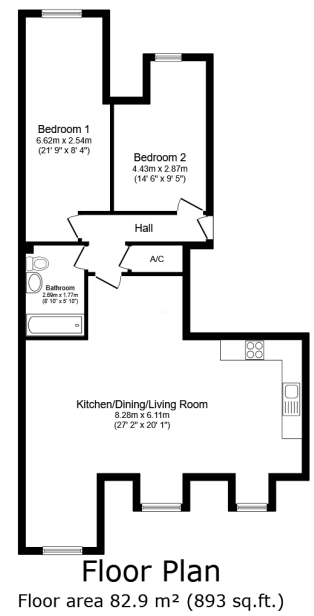
26.88 %

## INVESTMENT NOTICE

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TOTAL: 82.9 m<sup>2</sup> (893 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



## CONTACT

TO ARRANGE A MEETING OR DISCUSS YOUR INVESTMENT REQUIREMENTS ;

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