



4 KINGS  
CAMBRIDGE SQUARE

LINTHORPE  
TS5 5PG

A LEASEHOLD TWO BEDROOM APARTMENT

£89,995



## SUMMARY

TENURE: LEASHOLD C (104 YEAR LEASE)

SERVICE CHARGE: C £1300 PER ANNUM

GROUND RENT: £100 PER ANNUM

TYPE : 2 BEDROOM APARTMENT

CAR PARKING SPACE

PRICE : £89,995

CURRENT RENTAL INCOME OF £8700 PA

A GROSS YIELD ON ACQUISITION OF : 9.67 %

EPC D (62)



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

10.72 %

9.67 %

£28.1k

NET RETURN ON CASH

YIELD ON ERV

CASH INVESTMENT FROM



## FINANCIAL INVESTMENT EXAMPLE

ASSUMPTIONS ; PRICE OF £89,995 , RENTAL OF £725 PER MONTH, STAMP DUTY £4500 , 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 £95,695 : MORTGAGE £67,496  
CASH INVESTMENT £28,199

### MORTGAGE

INTEREST ONLY PAYMENT OF £269 PER MONTH, OR £3233  
PER ANNUM

### RENT

GROSS RENT OF £725 PER MONTH, OR £8700 PER ANNUM.  
NET RENT AFTER FINANCE, RUNNING COSTS, MANAGEMENT  
& MORTGAGE PAYMENTS OF £3233 (ABOVE) IS £3023

### RETURN

NET RETURN AS YIELD ON CASH INVESTMENT: 3023/ 28199  
10.72%

THE EQUIVALENT OF A 10.72 % NET RETURN PER YEAR ON  
CASH INVESTED

### 2026 TO 2030 PROJECTIONS & PERFORMANCE

WE ASSUME CAPITAL GROWTH OF 28.2 % FROM 2025-2029  
& A COMPOUNDED RENTAL INCREASE OF 18.1% OVER THE  
SAME PERIOD (SAVILLS)

### TOTAL RENTAL NET RETURN

£16,757

### TOTAL CAPITAL GROWTH

£20,530

### GRAND TOTAL RETURN

(TOTAL RENTAL NET + TOTAL CAPITAL GROWTH )  
£37,287

### % RETURN ON INITIAL CASH INVESTMENT

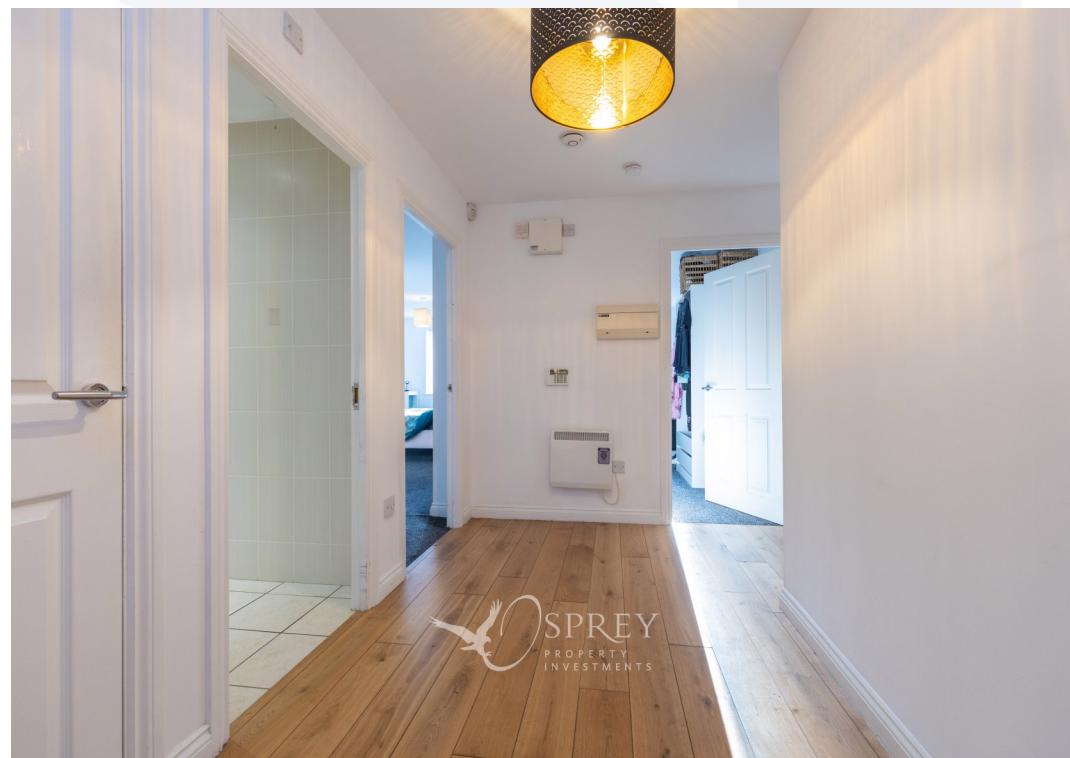
109.99 %

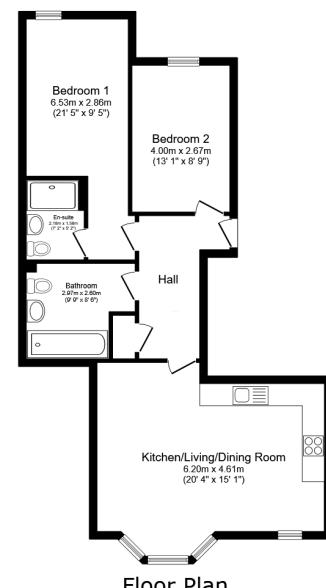
### AVERAGE RETURN PER YEAR

27.50

### INVESTMENT NOTICE

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Floor area 73.7 sq.m. (793 sq.ft.)

Total floor area: 73.7 sq.m. (793 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 missstatement. 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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