

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Stamfordham Court,  
Ashington, NE63 8TH

209856303

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Stamfordham Court, Ashington, NE63 8TH

Get instant cash flow of **£540** per calendar month with a **6.7%** Gross Yield for investors.

This property has a potential to rent for **£556** which would provide the investor a Gross Yield of **6.9%** if the rent was increased to market rate.

**With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

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



Stamfordham Court,  
Ashington, NE63 8TH

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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Well-Maintained Property**

**Allocated Parking**

**Easy Access to Local Amenities**

**Factor Fees: £123.14 pm**

**Ground Rent: £13 pm**

**Lease Length: 105 years**

**Current Rent: £540**

**Market Rent: £556**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £97,000.00 and borrowing of £72,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 97,000.00

25% Deposit	£24,250.00
SDLT Charge	£4,850
Legal Fees	£1,000.00
Total Investment	£30,100.00

# Projected Investment Return



The monthly rent of this property is currently set at £540 per calendar month but the potential market rent is

£ 556



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	£540	£556
Mortgage Payments on £72,750.00 @ 5%	£303.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£123.14	
Ground Rent	£13.00	
Letting Fees	£54.00	£55.60
Total Monthly Costs	£508.27	£509.87
Monthly Net Income	£31.74	£46.14
Annual Net Income	£380.82	£553.62
Net Return	1.27%	1.84%

# Return Stress Test Analysis Report



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

Annual Net Income      **-£558.38**  
Adjusted To

Net Return      **-1.86%**

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

Annual Net Income      **-£745.38**  
Adjusted To

Net Return      **-2.48%**

# 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.



### 2 bedroom flat for sale

Carlisle View, Morpeth


**NO LONGER ADVERTISED**

Marketed from 8 Mar 2024 to 21 May 2024 (73 days) by My Property Box, Jesmond

Ground Floor Flat | Two Bedrooms | Across from Carlisle Park | Close to local train station | S...

[+ Add to report](#)

£125,000



### 2 bedroom flat for sale

Castle Bank, Morpeth, Northumberland, NE61 1YJ

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 30 May 2024 to 9 Oct 2024 (131 days) by Pattinson Estate Agents, Alnwick

Loft Style Apartment | Two Bedrooms | Garage and Parking | Town Centre Location | Opposite Entran...

[+ Add to report](#)


£115,000



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £570 based on the analysis carried out by our letting team at **Let Property Management**.



£570 pcm

### 2 bedroom flat

Jubilee Terrace, Bedlington, Northumberland, NE22 5UW

NO LONGER ADVERTISED LET AGREED

Marketed from 8 Jan 2024 to 7 Feb 2024 (29 days) by Pattinson Estate Agents, Bedlington

Two Bedroom Upper Flat | Close To Amenities & Transport Links | Well Presented Throughout | Spaci...

[+ Add to report](#)



£560 pcm

### 2 bedroom flat

Redworth Mews, Ashington, Northumberland, NE63 0QF

NO LONGER ADVERTISED LET AGREED

Marketed from 2 Nov 2023 to 5 Jan 2024 (64 days) by Pattinson Estate Agents, Ashington

Two Bedrooms | Upper Flat | Da/GCH | Available Now | Well Presented

[+ Add to report](#)

# 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**



Current term of tenancy: **2 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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