

LET PROPERTY PACK

INVESTMENT INFORMATION

Ambergate Way,
Newcastle Upon Tyne, NE3

214969592

 www.letproperty.co.uk





Property Description

Our latest listing is in Ambergate Way, Newcastle Upon Tyne, NE3

Get instant cash flow of **£850** per calendar month with a **4.9%** Gross Yield for investors.

This property has a potential to rent for **£1,095** which would provide the investor a Gross Yield of **6.3%** 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...



Ambergate Way,
Newcastle Upon Tyne,
NE3

214969592



Property Key Features

3 Bedrooms

3 Bathrooms

Modern and Good Condition

Rear Garden Space

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £850

Market Rent: £1,095

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £207,000.00 and borrowing of £155,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 207,000.00

25% Deposit £51,750.00

SDLT Charge £11,990

Legal Fees £1,000.00

Total Investment £64,740.00

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.



The monthly rent of this property is currently set at £850 per calendar month but the potential market rent is

£ 1,095

Returns Based on Rental Income	£850	£1,095
Mortgage Payments on £155,250.00 @ 5%	£646.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£85.00	£109.50
Total Monthly Costs	£746.88	£771.38
Monthly Net Income	£103.13	£323.63
Annual Net Income	£1,237.50	£3,883.50
Net Return	1.91%	6.00%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,693.50**
Adjusted To

Net Return **2.62%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£778.50**
Adjusted To

Net Return **1.20%**

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 £190,000.



£190,000

3 bedroom town house for sale

[+ Add to report](#)

Ambergate Way, Central Grange, Newcastle Upon Tyne

NO LONGER ADVERTISED

SOLD STC

Marketed from 1 Jul 2021 to 18 Mar 2022 (259 days) by Rook Matthews Sayer, Gosforth



£170,000

3 bedroom terraced house for sale

[+ Add to report](#)

Ambergate Way, Newcastle Upon Tyne

NO LONGER ADVERTISED

Marketed from 9 May 2023 to 10 May 2023 by My Property Box, Jesmond

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

3 bedroom end of terrace house

Firfield Road, Newcastle upon Tyne, Tyne and Wear, NE5

NO LONGER ADVERTISED

Marketed from 22 Mar 2023 to 13 May 2023 (51 days) by Reeds Rains, Chapel House

+ Add to report



£850 pcm

3 bedroom end of terrace house

Ambergate Way, Central Grange, Kenton, NE3

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 May 2023 to 3 Jul 2023 (46 days) by Pat Robson, Gosforth

+ 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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NE3

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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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