

LET PROPERTY PACK

INVESTMENT INFORMATION

Kirkwood, Burradon,
Cramlington, NE23

217322820

 www.letproperty.co.uk





Property Description

Our latest listing is in Kirkwood, Burradon, Cramlington, NE23

Get instant cash flow of **£550** per calendar month with a **9.43%** Gross Yield for investors.

This property has a potential to rent for **£726** which would provide the investor a Gross Yield of **12.45%** 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...



Kirkwood, Burradon,
Cramlington, NE23

217322820



Property Key Features

2 Bedrooms

1 Bathroom

Private Front and Rear Garden

Easy Access to Local Amenities

Factor Fees: £90 pm

Ground Rent: £8 pm

Lease Length: 94 years

Current Rent: £550

Market Rent: £726

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £81,000.00 and borrowing of £60,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 81,000.00

25% Deposit	£20,250.00
SDLT Charge	£4,050
Legal Fees	£1,000.00
Total Investment	£25,300.00

Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 726



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



Returns Based on Rental Income	£550	£726
Mortgage Payments on £60,750.00 @ 5%	£253.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£90.00	
Ground Rent	£8.00	
Letting Fees	£55.00	£72.60
Total Monthly Costs	£421.13	£438.73
Monthly Net Income	£128.88	£287.28
Annual Net Income	£1,546.50	£3,447.30
Net Return	6.11%	13.63%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,995.30**
Adjusted To

Net Return **7.89%**

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

Annual Net Income **£2,328.30**
Adjusted To

Net Return **9.20%**

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 £100,000.



£100,000

2 bedroom apartment for sale

[Restore Down](#)

[+ Add to report](#)

Benton Lane, West Moor, NE12

NO LONGER ADVERTISED

SOLD STC

Marketed from 15 Jun 2023 to 9 Jul 2024 (390 days) by Alexander Hudson Estates, Newcastle

Bright and airy, two-bedroom, top-floor apartment with scenic views | Tyneside Lease recently ext...



£95,000

2 bedroom flat for sale

[Restore Down](#)

[+ Add to report](#)

Windermere Close, Southfield Lea, Cramlington

NO LONGER ADVERTISED

SOLD STC

Marketed from 18 Jul 2024 to 3 Jan 2025 (168 days) by Renown Estate Agents, Cramlington

A two bedroomed upper flat, occupying an end site in a cul de sac in a popular, well established ...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £775 based on the analysis carried out by our letting team at **Let Property Management**.



£775 pcm

2 bedroom flat

+ Add to report

Kielder Close, Killingworth, Newcastle upon Tyne, NE12

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 May 2025 to 6 Jun 2025 (35 days) by Northwood, Benton

Restore Down

Available now | Unfurnished | Ground floor | 2 bedrooms | Allocated parking | Good location



£750 pcm

2 bedroom apartment

+ Add to report

Edwin Avenue, Forest Hall, NE12

NO LONGER ADVERTISED

Restore Down

Marketed from 12 Jul 2024 to 12 Jul 2024 by Alexander Hudson Estates, Newcastle

Two bedroom, ground floor apartment. | Bright and modern throughout. | Available immediately on a...

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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



Payment history: **On time for length of tenancy**

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.



www.letproperty.co.uk

Kirkwood, Burradon, Cramlington, NE23

217322820

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.



LETPROPERTY