


LET PROPERTY PACK

INVESTMENT INFORMATION

Astley Court, Newcastle
Upon Tyne, NE12

217038526

 www.letproperty.co.uk





Property Description

Our latest listing is in Astley Court, Newcastle Upon Tyne, NE12

This property has a potential to rent for **£650** which would provide the investor a Gross Yield of **11.1%** 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..



Astley Court, Newcastle
Upon Tyne, NE12

217038526



Property Key Features

2 Bedrooms

1 Bathroom

Modern Bathroom

Good Condition

Factor Fees: £0.00

Ground Rent: £20.33 pm

Lease Length: 104 years

Market Rent: £650

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £70,000.00 and borrowing of £52,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 70,000.00

25% Deposit	£17,500.00
SDLT Charge	£3,500
Legal Fees	£1,000.00
Total Investment	£22,000.00

Projected Investment Return



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



Returns Based on Rental Income	£650
Mortgage Payments on £52,500.00 @ 5%	£218.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	£20.33
Letting Fees	£65.00
Total Monthly Costs	£319.08
Monthly Net Income	£330.92
Annual Net Income	£3,971.04
Net Return	18.05%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,671.04**
Adjusted To

Net Return **12.14%**

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

Annual Net Income **£3,165.00**
Adjusted To

Net Return **14.39%**

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 £70,000.



2 bedroom apartment for sale

+ Add to report

Astley Court, Killingworth, NE12

NO LONGER ADVERTISED

SOLD STC

Marketed from 13 Oct 2023 to 29 Feb 2024 (138 days) by Alexander Hudson Estates, Newcastle



2 bedroom apartment for sale

+ Add to report

Astley Court, Killingworth, NE12

NO LONGER ADVERTISED

Marketed from 11 Mar 2025 to 26 Jun 2025 (106 days) by Cooke & Co, Whitley Bay

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £695 based on the analysis carried out by our letting team at **Let Property Management**.



£695 pcm

2 bedroom property

+ Add to report

Rothbury Close, Newcastle Upon Tyne

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Oct 2023 to 8 Nov 2023 (29 days) by Rook Matthews Sayer, Forest Hall



£550 pcm

2 bedroom flat

+ Add to report

Astley Court, Killingworth, Newcastle upon Tyne, Tyne and Wear, NE12 6YR

NO LONGER ADVERTISED






LET AGREED

Marketed from 14 Jan 2022 to 7 Feb 2022 (23 days) by Pattinson Estate Agents, Forest Hall

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: **NO**
-  Current term of tenancy: **VACANT**
-  Standard Tenancy Agreement In Place: **NO**
-  Payment history: **N/A**
-  Fully compliant tenancy: **NO**
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.



 www.letproperty.co.uk

Astley Court, Newcastle Upon Tyne, NE12

217038526

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