

LET PROPERTY PACK

INVESTMENT INFORMATION

Kings Avenue, Durham,
DH7 9QH

219689407

 www.letproperty.co.uk





Property Description

Our latest listing is in Kings Avenue, Durham, DH7 9QH

Get instant cash flow of **£825** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£921** which would provide the investor a Gross Yield of **5.8%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



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Property Key Features

3 Bedroom

3 Bathroom

Spacious Lounge

**Fully-equipped Kitchen and
Dining Room**

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £825

Market Rent: £921

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £189,000.00 and borrowing of £141,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 189,000.00

25% Deposit £47,250.00

SDLT Charge £10,730

Legal Fees £1,000.00

Total Investment £58,980.00

Projected Investment Return



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



The monthly rent of this property is currently set at £825 per calendar month but the potential market rent is

£ 921

Returns Based on Rental Income	£825	£921
Mortgage Payments on £141,750.00 @ 5%	£590.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£82.50	£92.10
Total Monthly Costs	£688.13	£697.73
Monthly Net Income	£136.88	£223.28
Annual Net Income	£1,642.50	£2,679.30
Net Return	2.78%	4.54%

Return **Stress Test** Analysis Report



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

Annual Net Income **£837.30**
Adjusted To

Net Return **1.42%**

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

Annual Net Income **-£155.70**
Adjusted To

Net Return **-0.26%**

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 £430,000.



£430,000

3 bedroom semi-detached house for sale

Wallnook Lane, Langley Park, Durham, DH7

NO LONGER ADVERTISED

SOLD STC

Marketed from 22 May 2024 to 26 Sep 2024 (127 days) by J W Wood, Durham City

+ Add to report



£280,000

3 bedroom semi-detached house for sale

2 Park House Villas, Witton Gilbert, Durham

CURRENTLY ADVERTISED

Marketed from 16 Apr 2025 by H&H Land & Estates, Penrith

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

3 bedroom house

Beau Road, Bearpark, Durham, DH7 7DA

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Jul 2025 to 29 Jul 2025 (24 days) by Bridgfords Lettings, Durham

+ Add to report



£970 pcm

3 bedroom semi-detached house

Wooley Drive, Ushaw Moor, Durham, DH7

NO LONGER ADVERTISED

Marketed from 11 May 2025 to 25 Jun 2025 (44 days) by OpenRent, London

+ 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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved
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.



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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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