

LET PROPERTY PACK

INVESTMENT INFORMATION

Stratford Gardens, Ferryhill,
DL17

220164987

 www.letproperty.co.uk





Property Description

Our latest listing is in Stratford Gardens, Ferryhill, DL17

Get instant cash flow of **£650** per calendar month with a **8.3%** Gross Yield for investors.

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...



Stratford Gardens,
Ferryhill, DL17

220164987



Property Key Features

2 Bedroom

1 Bathroom

Expansive Lounge

Spacious Dining Area and Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £650

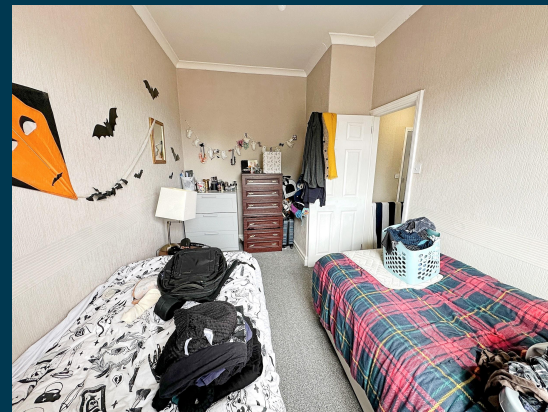
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £94,000.00 and borrowing of £70,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 94,000.00

| | |
|------------------|------------|
| 25% Deposit | £23,500.00 |
| SDLT Charge | £4,700 |
| Legal Fees | £1,000.00 |
| Total Investment | £29,200.00 |

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 £650 per calendar month.

| | |
|--------------------------------------|-----------|
| Returns Based on Rental Income | £650 |
| Mortgage Payments on £70,500.00 @ 5% | £293.75 |
| Est. Building Cover (Insurance) | £15.00 |
| Approx. Factor Fees | TBC |
| Ground Rent | Freehold |
| Letting Fees | £65.00 |
| Total Monthly Costs | £373.75 |
| Monthly Net Income | £276.25 |
| Annual Net Income | £3,315.00 |
| Net Return | 11.35% |

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,015.00**
Adjusted To

Net Return **6.90%**

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

Annual Net Income **£1,905.00**
Adjusted To

Net Return **6.52%**

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 £115,000.



£115,000

2 bedroom terraced house for sale

+ Add to report

Broom Road, Ferryhill, Durham, DL17

NO LONGER ADVERTISED

Marketed from 7 May 2025 to 24 May 2025 (17 days) by British Homesellers, National



£97,950

2 bedroom terraced house for sale

+ Add to report

Stratford Gardens, FERRYHILL, County Durham, DL17

NO LONGER ADVERTISED

Marketed from 5 Jul 2022 to 5 Jul 2022 by Wright Homes, Ferryhill

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 end of terrace house

Darlington Road, Ferryhill

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 Jul 2025 to 28 Jul 2025 (9 days) by BETTER HOMES NORTH EAST LTD, Washington

+ Add to report



£675 pcm

2 bedroom end of terrace house

Spencer Road, Spennymoor

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Apr 2025 to 15 May 2025 (35 days) by Robinsons, Spennymoor

+ 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

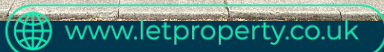


Current term of tenancy: **Moved
within the last 2 years**



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.



Stratford Gardens, Ferryhill, DL17

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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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