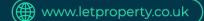


# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Cunningham Court, Stockton-on-Tees, Sedgefield, TS21 3BP

220618084











## **Property Description**

Our latest listing is in Cunningham Court, Stockton-on-Tees, Sedgefield, TS21 3BP

Get instant cash flow of £590 per calendar month with a 9.44% Gross Yield for investors.

This property has a potential to rent for £635 which would provide the investor a Gross Yield of 10.16% 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...







Cunningham Court, Stockton-on-Tees, Sedgefield, TS21 3BP

220618084



2 Bedrooms

1 Bathroom

**Private Driveway Parking** 

**Easy Access to Local Amenities** 

Factor Fees: £140 pm

Ground Rent: £17 pm

Lease Length: 982 years

**Current Rent: £590** 

Market Rent: £635

# Lounge





# Kitchen





# **Bedrooms**





# Bathroom





## **Exterior**





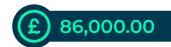
## **Initial Outlay**





Figures based on assumed purchase price of £86,000.00 and borrowing of £64,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£21,500.00** 

SDLT Charge £4,300

Legal Fees £1,000.00

Total Investment £26,800.00

### **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 £590 per calendar month but the potential market rent is



Returns Based on Rental Income	£590	£635
Mortgage Payments on £64,500.00 @ 5%	£268.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£140.00	
Ground Rent	£17.00	
Letting Fees	£59.00	£63.50
Total Monthly Costs	£499.75	£504.25
Monthly Net Income	£90.25	£130.75
Annual Net Income	£1,083.00	£1,569.00
Net Return	4.04%	5.85%

## Return Stress Test Analysis Report





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

Annual Net Income

£299.00

Adjusted To

Net Return

1.12%

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

Annual Net Income

Adjusted To

£483.00

Net Return

1.80%

## Sale Comparables Report

£88,000



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 £88,000.



2 bedroom flat for sale

+ Add to report

Lowland Road, Brandon, DH7

CURRENTLY ADVERTISED

Marketed from 28 Aug 2025 by Let Property Sales & Management, Glasgow

Shared Private Parking | Shared Garden (front only) | Buy-to-Let Opportunity | Long Term Tenant C...



2 bedroom apartment for sale

+ Add to report

Haven Gardens, Darlington

CURRENTLY ADVERTISED SOLD STC

Marketed from 29 May 2025 by Venture Properties, Darlington

 ${\it Two Bedroom Ground Floor Apartment \mid Walkin Wet Room \mid Lounge With French Doors Opening Out Onto}$ 

\*\*\*

## Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £675 based on the analysis carried out by our letting team at **Let Property Management**.



£675 pcm

£670 pcm

2 bedroom apartment

+ Add to report

Marske Grove, Darlington

NO LONGER ADVERTISED

Marketed from 27 Jan 2025 to 12 Mar 2025 (43 days) by Love Property, North Yorkshire

LET AGREED

Renovated first floor apartment | Modern fitted kitchen & bathroom | Two bedrooms | Council tax b...



2 bedroom apartment

+ Add to report

Studley Drive, Spennymoor

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 Feb 2025 to 5 Mar 2025 (14 days) by Robinsons, Spennymoor

Two Bed First Floor Apartment | Located on a Private and Sought After Residential Location | Two ...

#### **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: **Moved in** within the last 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.





# Interested in this property investment?

Call us on **0141 478 0985** 

Cunningham Court, Stockton-on-Tees, Sedgefield, TS21 3BP

220618084

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.

