

LET PROPERTY PACK

INVESTMENT INFORMATION

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

220618084

 www.letproperty.co.uk





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...



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Property Key Features

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





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

£ 86,000.00

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 **£483.00**
Adjusted To

Net Return **1.80%**

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 £88,000.



£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...



£87,500

2 bedroom apartment for sale

+ Add to report

Haven Gardens, Darlington

CURRENTLY ADVERTISED

SOLD STC

Marketed from 29 May 2025 by Venture Properties, Darlington

Two Bedroom Ground Floor Apartment | Walkin Wet Room | 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

2 bedroom apartment

Marske Grove, Darlington

NO LONGER ADVERTISED

LET AGREED

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

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

+ Add to report



£670 pcm

2 bedroom apartment

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 ...

+ 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 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.



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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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