

LET PROPERTY PACK

INVESTMENT INFORMATION

Swinley Gardens,
Newcastle Upon Tyne,
NE15 7HX

220820515

 www.letproperty.co.uk





Property Description

Our latest listing is in Swinley Gardens, Newcastle Upon Tyne, NE15 7HX

Get instant cash flow of **£575** per calendar month with a **9.2%** Gross Yield for investors.

This property has a potential to rent for **£753** which would provide the investor a Gross Yield of **12.05%** 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...



Swinley Gardens,
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Property Key Features

3 Bedrooms

1 Bathroom

Private Driveway Parking

Private Front Garden

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 959 years

Current Rent: £575

Market Rent: £753

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



The monthly rent of this property is currently set at £575 per calendar month but the potential market rent is

£753



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



Returns Based on Rental Income	£575	£753
Mortgage Payments on £64,500.00 @ 5%	£268.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£57.50	£75.30
Total Monthly Costs	£341.25	£359.05
Monthly Net Income	£233.75	£393.95
Annual Net Income	£2,805.00	£4,727.40
Net Return	10.47%	17.64%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,221.40**
Adjusted To

Net Return **12.02%**

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

Annual Net Income **£3,437.40**
Adjusted To

Net Return **12.83%**

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 £90,000.



£90,000

3 bedroom apartment for sale

+ Add to report

Whitfield Road, Benwell, NE15

CURRENTLY ADVERTISED

Marketed from 19 Aug 2025 by Sarah Mains Residential Sales and Lettings, Newcastle

Three Bedrooms | First Floor Flat | Recently Refurbished | Stunning Kitchen | Stylish Bathroom | ...



£89,950

3 bedroom flat for sale

+ Add to report

Castleside Road, Newcastle upon Tyne, Tyne and Wear, NE15

NO LONGER ADVERTISED

SOLD STC

Marketed from 2 Jul 2024 to 15 Nov 2024 (136 days) by YOUR MOVE Chris Stonock, West Denton

2/3 bedroom ground floor apartment | Double drive to the front | Versatile and spacious accommoda...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £775 based on the analysis carried out by our letting team at **Let Property Management**.



£775 pcm

3 bedroom apartment

+ Add to report

Gerald Street, Newcastle upon Tyne, Tyne and Wear, NE4

NO LONGER ADVERTISED

Marketed from 19 Aug 2025 to 21 Aug 2025 (1 days) by Let Direct NE Ltd, Gateshead

PRE-RECORDED VIDEO TOUR AVAILABLE ON REQUEST Let Direct NE would like to present to you, this S...



£755 pcm

3 bedroom flat

+ Add to report

Bavington Drive, Fenham, Newcastle upon Tyne, NE5

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Jul 2025 to 26 Jul 2025 (15 days) by Northwood, Newcastle

Upper flat | 3 bedrooms | Recently decorated | Kitchen | Available now | Lounge

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.



LETPROPERTY