

LET PROPERTY PACK

INVESTMENT INFORMATION

Bower Court, Coxhoe,
Durham, DH6 4JT

220062097

 www.letproperty.co.uk





Property Description

Our latest listing is in Bower Court, Coxhoe, Durham, DH6 4JT

Get instant cash flow of **£650** per calendar month with a **7.8%** Gross Yield for investors.

This property has a potential to rent for **£1,302** which would provide the investor a Gross Yield of **15.62%** 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...



Bower Court, Coxhoe,
Durham, DH6 4JT

220062097



Property Key Features

2 Bedrooms

2 Bathrooms

On-Street Parking

Communal Front Garden

Factor Fees: £84 pm

Ground Rent: £32 pm

Lease Length: 106 years

Current Rent: £650

Market Rent: £1,302

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit £28,750.00

SDLT Charge £5,750

Legal Fees £1,000.00

Total Investment £35,500.00

Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£1,302

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



Returns Based on Rental Income	£650	£1,302
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£84.00	
Ground Rent	£32.00	
Letting Fees	£65.00	£130.20
Total Monthly Costs	£555.38	£620.58
Monthly Net Income	£94.63	£681.43
Annual Net Income	£1,135.50	£8,177.10
Net Return	3.20%	23.03%

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,573.10**
Adjusted To

Net Return **15.70%**

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

Annual Net Income **£6,836.10**
Adjusted To

Net Return **19.26%**

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 £125,000.



£125,000

2 bedroom apartment for sale

[+ Add to report](#)

Shepherds Court, Gilesgate, Durham, Durham, DH1 1JQ

NO LONGER ADVERTISED

SOLD STC

Marketed from 22 Jun 2024 to 16 May 2025 (328 days) by Pattinson Estate Agents, Gilesgate

Tenanted Investment | Sought-After Location | Well Presented | Allocated & Visitor Parking



£116,500

2 bedroom apartment for sale

[+ Add to report](#)

Winterton Avenue, Sedgefield, Stockton-On-Tees

NO LONGER ADVERTISED

SOLD STC

Marketed from 25 Jun 2024 to 11 Feb 2025 (231 days) by Robinsons, Sedgefield

GROUND FLOOR APARTMENT | TWO BEDROOMS WITH FITTED WARDROBES | NO ONWARD CHAIN | EXCEPTIONALLY WEL...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,350 based on the analysis carried out by our letting team at **Let Property Management**.



£1,350 pcm

2 bedroom apartment

+ Add to report

St Andrews Court, New Elvet, Durham

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Jul 2025 to 26 Aug 2025 (49 days) by Venture Properties, Durham

Overlooking the River Wear | City centre location | Fully furnished | EPC RATING C | Fantastic op...



£1,343 pcm

2 bedroom apartment

+ Add to report

30, The Sidings, Gilesgate

NO LONGER ADVERTISED

Marketed from 17 Oct 2024 to 3 Apr 2025 (167 days) by Evenmore Properties, Durham

2 Bedrooms | Large living areas | Walking distance to City Centre | Ensuite master bedroom | Avai...

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: **2 years**



Standard Tenancy Agreement In Place: **Yes**



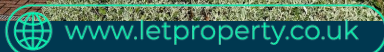
Payment history: **On time for length of tenancy**



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.



Bower Court, Coxhoe, Durham, DH6 4JT

220062097

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