

LET PROPERTY PACK

INVESTMENT INFORMATION

Grove Park Oval, Newcastle Upon Tyne, NE3

220788768











Property Description

Our latest listing is in Grove Park Oval, Newcastle Upon Tyne, NE3

Get instant cash flow of £995 per calendar month with a 6.0% Gross Yield for investors.

This property has a potential to rent for £1,150 which would provide the investor a Gross Yield of 6.9% if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

Don't miss out on this fantastic investment opportunity...







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Property Key Features

1 bedroom

1 bathroom

Good Condition

Balcony

Factor Fees: £156 pm

Ground Rent: TBC

Lease Length: 176 years

Current Rent: £995

Market Rent: £1,150

Lounge





Kitchen





Bedrooms





Bathroom





Exterior





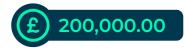
Initial Outlay





Figures based on assumed purchase price of £200,000.00 and borrowing of £150,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£50,000.00**

SDLT Charge £11,500

Legal Fees £1,000.00

Total Investment £62,500.00

Projected Investment Return





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





Returns Based on Rental Income	£995	£1,150
Mortgage Payments on £150,000.00 @ 5%	£625.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£156.37	
Ground Rent	ТВС	
Letting Fees	£99.50	£115.00
Total Monthly Costs	£895.87	£911.37
Monthly Net Income	£99.13	£238.63
Annual Net Income	£1,189.56	£2,863.56
Net Return	1.90%	4.58 %

Return Stress Test Analysis Report





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

Annual Net Income

£563.56

Adjusted To

Net Return

0.90%

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

Annual Net Income

-£136.44

Adjusted To

Net Return

-0.22%

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 £170,000.



1 bedroom flat for sale

+ Add to report

Grove Park Oval, Gosforth, Newcastle upon Tyne

CURRENTLY ADVERTISED

SOLD STC

Marketed from 17 Jun 2025 by Bailey & Co., Jesmond

£170,000



1 bedroom flat for sale

Add to report

Grove Park Oval, Gosforth, Newcastle Upon Tyne

NO LONGER ADVERTISED

Marketed from 6 Jan 2023 to 27 Jun 2023 (171 days) by Sanderson Young, Gosforth

£159,950

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property**Management.



1 bedroom apartment

+ Add to report

Towers Avenue, Newcastle upon Tyne, NE2

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Feb 2024 to 22 Mar 2024 (49 days) by Urban Base Executive, North East



1 bedroom apartment

+ Add to report

£1,100 pcm

Lansdowne Terrace, Newcastle Upon Tyne, Tyne and Wear, NE3 1HN

CURRENTLY ADVERTISED

Marketed from 8 Sep 2025 by Greetham Gilbert, Jesmond

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: 3 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**



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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.

