

LET PROPERTY PACK

INVESTMENT INFORMATION

Repton Avenue, Stockton-on-Tees, TS19 9BQ

220801842











Property Description

Our latest listing is in Repton Avenue, Stockton-on-Tees, TS19 9BQ

Get instant cash flow of £470 per calendar month with a 4.9% Gross Yield for investors.

This property has a potential to rent for £850 which would provide the investor a Gross Yield of 8.87% 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...







Repton Avenue, Stockton-on-Tees, TS19 9BQ

220801842



3 Bedrooms

1 Bathroom

Well-Maintained Property

On-Street Parking

Private Front and Rear Gardens

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £470

Market Rent: £850

Lounge



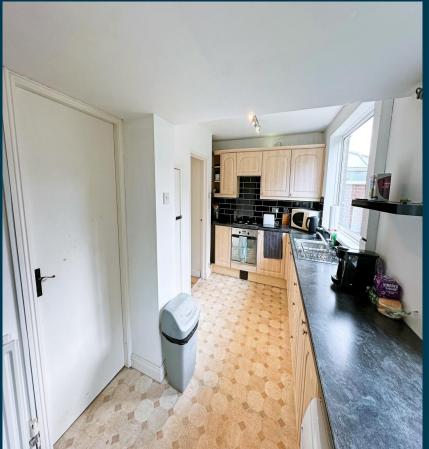




Kitchen







Bedrooms









Bathroom





Exterior





Initial Outlay





Figures based on assumed purchase price of £132,000.00 and borrowing of £99,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£33,000.00**

SDLT Charge £6,740

Legal Fees £1,000.00

Total Investment £40,740.00

Projected Investment Return





The monthly rent of this property is currently set at £470 per calendar month but the potential market rent is



	Returns Based on Rental Income	£470	£850
М	ortgage Payments on £99,000.00 @ 5%	£412.50	
	Est. Building Cover (Insurance)	£15.00	
	Approx. Factor Fees	TBC	
	Ground Rent	Freehold	
	Letting Fees	£47.00	£85.00
	Total Monthly Costs	£474.50	£512.50
	Monthly Net Income	-£4.50	£337.50
	Annual Net Income	-£54.00	£4,050.00
	Net Return	-0.13%	9.94%

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

Return Stress Test Analysis Report





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

£2,350.00

Annual Net Income

Adjusted To

Net Return

5.77%

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

Annual Net Income

£2,070.00

Adjusted To

Net Return

5.08%

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 £137,500.



3 bedroom semi-detached house for sale

+ Add to report

Colchester Road, Norton, Stockton-On-Tees

NO LONGER ADVERTISED

SOLD STC

Marketed from 1 Apr 2025 to 1 Aug 2025 (121 days) by roseberry newhouse, Teesside

£137,500

Beautifully presented three-bedroom semi-detached home | Located near vibrant Norton High Street ...



£135,000

3 bedroom semi-detached house for sale

+ Add to report

Romford Road, Roseworth, Stockton-On-Tees, TS19 9HE

NO LONGER ADVERTISED

SOLD STC

Marketed from 25 Nov 2024 to 21 May 2025 (176 days) by Harper and Co Estate Agents, Teesside

Popular Location Within Walking Distance To North Tees General Hospital | Composite Entrance Door...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

3 bedroom semi-detached house

+ Add to report

Stapleton Street, Norton, Stockton-On-Tees

NO LONGER ADVERTISED

LET AGREED

Marketed from 16 May 2025 to 2 Jun 2025 (17 days) by roseberry newhouse, Stokesley

Three bedrooms | Semi-detached | Through Lounge /dining room | Modern Fitted Kitchen & Batroom | ...



£875 pcm

3 bedroom semi-detached house

+ Add to report

Harrow Road, Stockton-on-Tees, Durham, TS18

CURRENTLY ADVERTISED

Marketed from 24 Sep 2025 by Reeds Rains, Stockton-on-Tees

Charming Semi-Detached House! This period property boasts 3 bedrooms, 2 reception rooms, 2 bathro...

Current Tenant Profile



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: 8 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**

Repton Avenue, Stockton-on-Tees, TS19 9BQ

220801842

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.

