

LET PROPERTY PACK

INVESTMENT INFORMATION

Cunningham Court,
Sedgefield, TS21

222308951

 www.letproperty.co.uk





Property Description

Our latest listing is in Cunningham Court, Sedgefield, TS21

Get instant cash flow of **£550** per calendar month with a **8.0%** Gross Yield for investors.

This property has a potential to rent for **£607** which would provide the investor a Gross Yield of **8.8%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Cunningham Court,
Sedgefield, TS21

222308951



Property Key Features

2 bedrooms

1 bathroom

Private indoor space

Versatile living areas

Factor Fees: £154.00 PM

Ground Rent: £17.00 PM

Lease Length: 981 years

Current Rent: £550

Market Rent: £607

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of 83,000.00 and borrowing of £62,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 83,000.00

25% Deposit	£20,750.00
SDLT Charge	£4,150
Legal Fees	£1,000.00
Total Investment	£25,900.00

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 £550 per calendar month but the potential market rent is

£ 607

Returns Based on Rental Income	£550	£607
Mortgage Payments on £62,250.00 @ 5%	£259.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£154.00	
Ground Rent	£17.00	
Letting Fees	£55.00	£60.70
Total Monthly Costs	£500.38	£506.08
Monthly Net Income	£49.63	£100.93
Annual Net Income	£595.50	£1,211.10
Net Return	2.30%	4.68%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£2.90**
Adjusted To

Net Return **-0.01%**

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

Annual Net Income **£170.10**
Adjusted To

Net Return **0.66%**

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 £87,500.



£87,500

2 bedroom apartment for sale

+ Add to report

Matfen Court, Sedgefield

CURRENTLY ADVERTISED

SOLD STC

Marketed from 16 Sep 2025 by Downen, Sedgefield



£86,995

2 bedroom flat for sale

+ Add to report

Wallington Drive, Sedgefield, Stockton-On-Tees

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Aug 2024 to 3 Jul 2025 (313 days) by Robinsons, Sedgefield

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £695 based on the analysis carried out by our letting team at **Let Property Management**.



£695 pcm

2 bedroom apartment

Cunningham Court, TS21

NO LONGER ADVERTISED

LET AGREED

Marketed from 25 Jun 2025 to 26 Aug 2025 (62 days) by JOSEPH HARRIS ESTATE AGENTS LTD, Middlesbrough

+ Add to report



£625 pcm

2 bedroom flat

30 Cunningham Court, Sedgefield,

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Apr 2024 to 18 Apr 2025 (374 days) by Downen, Sedgefield

+ Add to report

TWO BEDROOMS | ALLOCATED PARKING | CENTRAL LOCATION | GROUND FLOOR | AVAILABLE END OF

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: **6+ years**



Standard Tenancy Agreement In Place: **Yes**



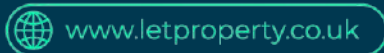
Payment history: **On time for the length of tenancy**



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.



Cunningham Court, Sedgefield, TS21

222308951

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