


LET PROPERTY PACK

INVESTMENT INFORMATION

Norton Close, Chester Le
Street, DH2

222731711

 www.letproperty.co.uk





Property Description

Our latest listing is in Norton Close, Chester Le Street, DH2

Get instant cash flow of **£575** per calendar month with a **8.0%** Gross Yield for investors.

This property has a potential to rent for **£621** which would provide the investor a Gross Yield of **8.7%** 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...



Norton Close, Chester Le
Street, DH2

222731711



Property Key Features

2 bedrooms

1 bathroom

Private indoor space

Versatile living areas

Factor Fees: TBC

Ground Rent: £2.00 PM

Lease Length: 46 years

Current Rent: £575

Market Rent: £621

Lounge



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

£ 621

Returns Based on Rental Income	£575	£621
Mortgage Payments on £64,500.00 @ 5%	£268.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£2.00	
Letting Fees	£57.50	£62.10
Total Monthly Costs	£343.25	£347.85
Monthly Net Income	£231.75	£273.15
Annual Net Income	£2,781.00	£3,277.80
Net Return	10.38%	12.23%

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

Annual Net Income **£2,035.80**
Adjusted To

Net Return **7.60%**

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

Annual Net Income **£2,011.80**
Adjusted To

Net Return **7.51%**

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 £85,000.



£85,000

2 bedroom apartment for sale

+ Add to report

Norton Close, Chester Le Street, DH2

CURRENTLY ADVERTISED

Marketed from 2 Dec 2025 by Copeland Residential, Chester Le Street

Popular Location | First Floor Flat | 2 Bedrooms | Modern Kitchen & Bathroom | Garage In A Separate



£80,000

2 bedroom apartment for sale

+ Add to report

Norton Close, Chester-Le-Street

NO LONGER ADVERTISED SOLD STC

Marketed from 14 Oct 2025 to 30 Oct 2025 (16 days) by Robinsons, Chester Le Street

NO CHAIN | EXTENDED LEASE TO 126 YEARS | NO GROUND RENT TO PAY | NEW FLOORING

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

2 bedroom apartment

+ Add to report

Bowmont Walk, Chester Le Street

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Mar 2025 to 7 May 2025 (53 days) by Venture Properties, Chester Le Street



£650 pcm

2 bedroom flat

+ Add to report

Bowmont Walk, Chester Le Street, Durham, DH2

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Sep 2025 to 31 Oct 2025 (56 days) by YOUR MOVE Chris Stonock Lettings, Chester Le Street


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**

 Standard Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **13+ 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.



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