

LET PROPERTY PACK

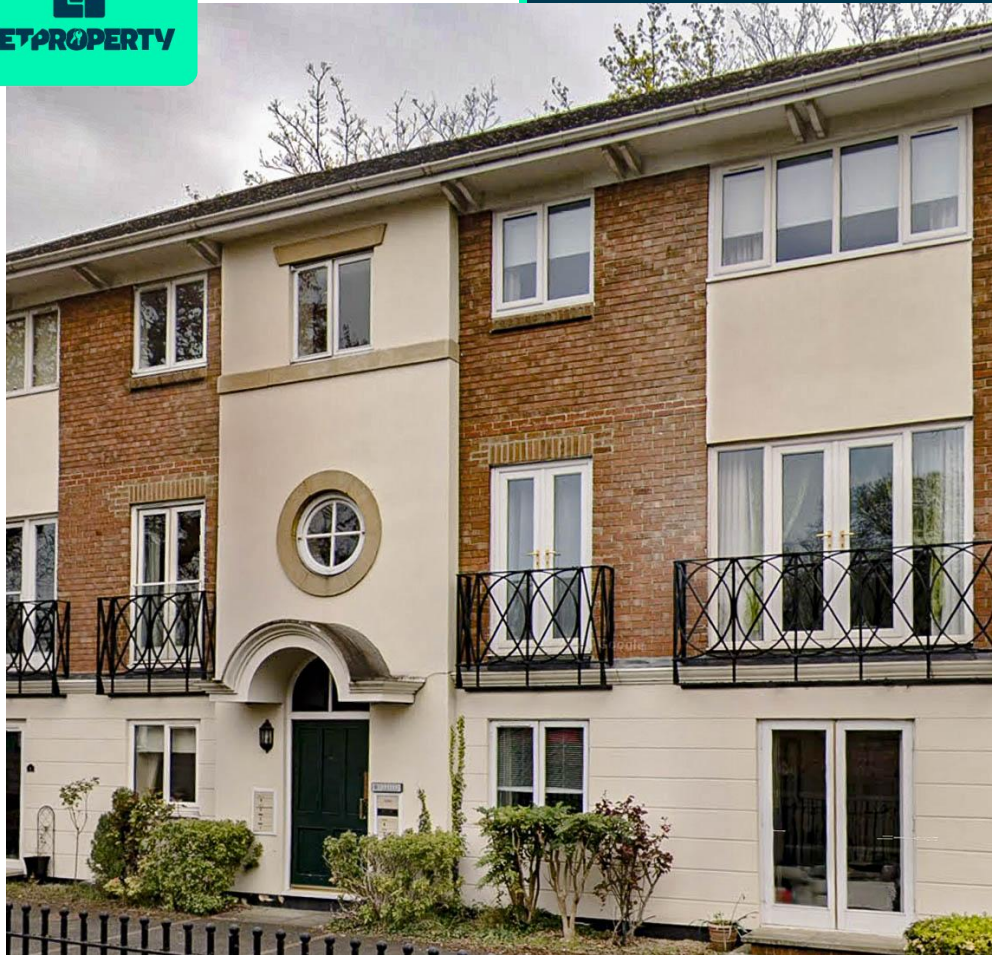
INVESTMENT INFORMATION

Rosebay Court, Darlington,
DL3

228036176

 www.letproperty.co.uk





Property Description

Our latest listing is in Rosebay Court, Darlington, DL3

Get instant cash flow of **£550** per calendar month with a **9.4%** Gross Yield for investors.

This property has a potential to rent for **£570** which would provide the investor a Gross Yield of **9.8%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Rosebay Court,
Darlington, DL3

228036176



Property Key Features

1 Bedroom

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: £200.00

Ground Rent: £0.00

Lease Length: 93 years

Current Rent: £550

Market Rent: £570

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £70,000.00 and borrowing of £52,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 70,000.00

25% Deposit £17,500.00

SDLT Charge £3,500

Legal Fees £1,000.00

Total Investment £22,000.00

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

£ 570

Returns Based on Rental Income	£550	£570
Mortgage Payments on £52,500.00 @ 5%	£218.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£200.00	
Ground Rent	£0.00	
Letting Fees	£55.00	£57.00
Total Monthly Costs	£488.75	£490.75
Monthly Net Income	£61.25	£79.25
Annual Net Income	£735.00	£951.00
Net Return	3.34%	4.32%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£189.00**
Adjusted To

Net Return **-0.86%**

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

Annual Net Income **-£99.00**
Adjusted To

Net Return **-0.45%**

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 £80,000.



1 bedroom apartment for sale

[+ Add to report](#)

St. Cuthberts Place, Darlington

CURRENTLY ADVERTISED

SOLD STC

Marketed from 15 Jan 2026 by Carvers, Darlington

£80,000



1 bedroom flat for sale

[+ Add to report](#)

Rosebay Court, Darlington

CURRENTLY ADVERTISED

Marketed from 10 Feb 2026 by Ann Cordey Estate Agents, Darlington

£75,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £675 based on the analysis carried out by our letting team at **Let Property Management**.



£675 pcm

1 bedroom apartment

Milbank Road, Darlington

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Mar 2025 to 3 Jun 2025 (66 days) by Alderson Estate Agents, Richmond

+ Add to report



£650 pcm

1 bedroom flat

Milbank Road, Darlington, DL3

NO LONGER ADVERTISED

Marketed from 30 Apr 2026 to 5 Jun 2026 (35 days) by J W Wood, Durham City

+ Add to report

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: **Moved in within the last 2 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.



Rosebay Court, Darlington, DL3

228036176

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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