



## 3 CAMSELL COURT

MIDDLESBOROUGH

TS5 5BE

A LEASEHOLD TWO BEDROOM APARTMENT

£77,500



## SUMMARY

TENURE: LEASHOLD C (132 YEAR LEASE)

SERVICE CHARGE: C £1500 PER ANNUM

GROUND RENT: C £110 PER ANNUM

TYPE : 2 BEDROOM APARTMENT

CAR PARKING SPACE

PRICE : £77,500

CURRENT RENTAL INCOME OF £7860 PA

A GROSS YIELD ON ACQUISITION OF : 10.14 %

EPC C (70)



C 0.21 MILES FROM SACRED HEART PRIMARY SCHOOL

C 1.5 MILES FROM MIDDLESBOROUGH COLLEGE

C 3.7 MILES FROM THE JAMES COOK UNIVERSITY HOSPITAL

C 2.4 MILES FROM MIDDLESBOROUGH TRAIN STATION



## INVESTMENT PERFORMANCE

10.31 %

NET RETURN ON CASH

10.14 %

YIELD ON ERV

£24.5k

CASH INVESTMENT FROM



## FINANCIAL INVESTMENT EXAMPLE

**ASSUMPTIONS ; PRICE OF £77,500 , RENTAL OF £655 PER MONTH, STAMP DUTY £3875 , LEGAL COSTS OF £1200, BTL MORTGAGE FOR A TERM OF 35 YEARS AT AN INTEREST RATE OF 4.79% INTEREST ONLY (75% LTV)**

### PURCHASE

TOTAL PURCHASE PRICE OF £82,575 : MORTGAGE £58,125  
CASH INVESTMENT £24,450

### MORTGAGE

INTEREST ONLY PAYMENT OF £232 PER MONTH, OR £2784  
PER ANNUM

### RENT

GROSS RENT OF £655 PER MONTH, OR £7860 PER ANNUM.  
NET RENT AFTER FINANCE, RUNNING COSTS, MANAGEMENT  
& MORTGAGE PAYMENTS OF £2784 (ABOVE) IS £2523

### RETURN

NET RETURN AS YIELD ON CASH INVESTMENT: 2523/ 24450  
10.31 %

THE EQUIVALENT OF A 10.31 % NET RETURN PER YEAR ON  
CASH INVESTED

### 2025 TO 2029 PROJECTIONS & PERFORMANCE

WE ASSUME CAPITAL GROWTH OF 28.2 % FROM 2025-2029  
& A COMPOUNDED RENTAL INCREASE OF 18% OVER THE SAME  
PERIOD (SAVILLS)

### TOTAL RENTAL NET RETURN

£13,985

### TOTAL CAPITAL GROWTH

£17,680

### GRAND TOTAL RETURN

(TOTAL RENTAL NET + TOTAL CAPITAL GROWTH )  
£31,664

### % RETURN ON INITIAL CASH INVESTMENT

107.25 %

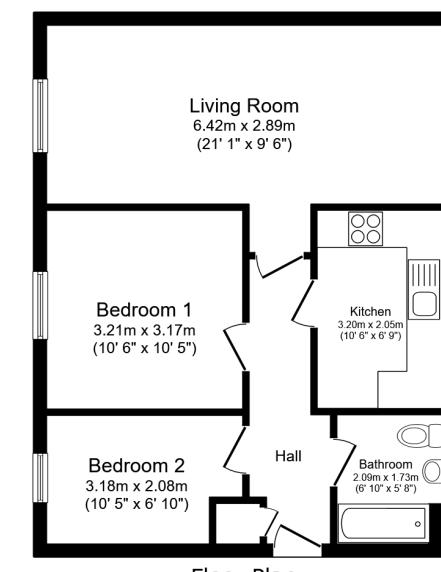
### AVERAGE RETURN PER YEAR

26.81

### INVESTMENT NOTICE

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Floor Plan  
Floor area 53.8 sq.m. (579 sq.ft.)

Total floor area: 53.8 sq.m. (579 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or missstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.co](http://www.Propertybox.co)



## CONTACT

TO ARRANGE A MEETING OR DISCUSS YOUR INVESTMENT REQUIREMENTS ;

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