

LET PROPERTY PACK

INVESTMENT INFORMATION

Pentland Court, Chester Le
Street, DH2

225920846

 www.letproperty.co.uk





Property Description

Our latest listing is in Pentland Court, Chester Le Street, DH2

Get instant cash flow of **£420** per calendar month with a **7.8%** Gross Yield for investors.

This property has a potential to rent for **£580** which would provide the investor a Gross Yield of **10.7%** if the rent was increased to market rate.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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



Pentland Court, Chester
Le Street, DH2

225920846



Property Key Features

1 Bedroom

1 Bathroom

Well maintained

Ideally situated for local amenities

Factor Fees: £116.00 PM

Ground Rent: £0.83 PM

Lease Length: 82 Years

Current Rent: £420 PM

Market Rent: £580 PM

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £65,000.00 and borrowing of £48,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 65,000.00

25% Deposit	£16,250.00
SDLT Charge	£3,250
Legal Fees	£1,000.00
Total Investment	£20,500.00

Projected Investment Return



The monthly rent of this property is currently set at £420 per calendar month but the potential market rent is

£ 580



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



Returns Based on Rental Income	£420	£580
Mortgage Payments on £48,750.00 @ 5%	£203.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£116.00	
Ground Rent	£0.83	
Letting Fees	£42.00	£58.00
Total Monthly Costs	£376.96	£392.96
Monthly Net Income	£43.05	£187.05
Annual Net Income	£516.54	£2,244.54
Net Return	2.52%	10.95%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,084.54**
Adjusted To

Net Return **5.29%**

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

Annual Net Income **£1,279.50**
Adjusted To

Net Return **6.24%**

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 £75,000.



£75,000

1 bedroom retirement property for sale

+ Add to report

Union Court, Chester Le Street, County Durham, DH3

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Feb 2025 to 9 Sep 2025 (210 days) by J W Wood, Chester Le Street



£65,000

1 bedroom retirement property for sale

+ Add to report

Union Court, Chester Le Street, County Durham, DH3

CURRENTLY ADVERTISED

Marketed from 5 Jun 2024 by J W Wood, Chester Le Street

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £676 based on the analysis carried out by our letting team at **Let Property Management**.



£676 pcm

1 bedroom flat

+ Add to report

Boulmer Court, Chester Le Street, County Durham, DH2

CURRENTLY ADVERTISED

Marketed from 3 Jul 2025 by Sanctuary Housing, Sanctuary Housing



£675 pcm

1 bedroom end of terrace house

+ Add to report

Oakdale Terrace, Chester-le-Street, DH3

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Jul 2025 to 23 Sep 2025 (62 days) by Copeland Residential, 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**

 Current term of tenancy: **9 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.



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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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