

LET PROPERTY PACK

INVESTMENT INFORMATION

Windsor Walk, Ashington,
NE63

226300905

 www.letproperty.co.uk





Property Description

Our latest listing is in Windsor Walk, Ashington, NE63

Get instant cash flow of **£450** per calendar month with a **5.4%** Gross Yield for investors.

This property has a potential to rent for **£852** which would provide the investor a Gross Yield of **10.2%** if the rent was increased to market rate.

Ideally situated with convenient access to local amenities and transport links, this well-presented property offers a practical and appealing opportunity for buyers and investors alike. Maintained to a good standard throughout, it provides comfortable living accommodation and strong potential for long-term value.

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



Windsor Walk, Ashington,
NE63

226300905



Property Key Features

3 Bedrooms

1 Bathroom

Well maintained

**Conveniently located for local
amenities**

Factor Fees: £0.00 PM

Ground Rent: £0.10 PM

Lease Length: 51 years

Current Rent: £450 PM

Market Rent: £852 PM

Lounge



Kitchen



Bedrooms



Exterior





Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 100,000

SDLT Charge **£5,000**

Legal Fees **£1,000**

Total Investment **£106,000**

Projected Investment Return



The monthly rent of this property is currently set at £450 per calendar month but the potential market rent is

£ 852



Returns Based on Rental Income	£450	£852
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.10	
Letting Fees	£45.00	£85.20
Total Monthly Costs	£60.10	£100.30
Monthly Net Income	£389.90	£751.70
Annual Net Income	£4,678.80	£9,020.40
Net Return	4.41%	8.51%

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 **£7,316**
Adjusted To

Net Return **6.90%**



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 £109,950.



£109,950

3 bedroom terraced house for sale

+ Add to

Windsor Walk, Ashington, Northumberland, NE63 9UG

NO LONGER ADVERTISED **SOLD STC**

Marketed from 21 Aug 2025 to 23 Jan 2026 (154 days) by Pattinson Estate Agents, Ashington



£100,000

3 bedroom terraced house for sale

+ Add to

Windsor Walk, Ashington, NE63

NO LONGER ADVERTISED **SOLD STC**

Marketed from 23 Nov 2021 to 9 Oct 2022 (319 days) by Purplebricks, covering Newcastle upon T

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

3 bedroom semi-detached house

+ Add to report

Pine Valley Way, Ashington, Northumberland, NE63

NO LONGER ADVERTISED

Marketed from 10 Feb 2025 to 3 Mar 2025 (21 days) by Bradley Hall, Gosforth



£895 pcm

3 bedroom semi-detached house

+ Add to report

Pine Valley Way, Ashington, Northumberland, NE63

NO LONGER ADVERTISED

Marketed from 16 Jan 2026 to 20 Apr 2026 (94 days) by Bradley Hall, Gosforth

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.



 www.letproperty.co.uk

Windsor Walk, Ashington, NE63

PROPERTY ID: 12345678

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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