

LET PROPERTY PACK

INVESTMENT INFORMATION

Ottringham Close,
Newcastle Upon Tyne,
NE15

224664248

 www.letproperty.co.uk





Property Description

Our latest listing is in Ottringham Close, Newcastle Upon Tyne, NE15

Get instant cash flow of **£525** per calendar month with a **6.6%** Gross Yield for investors.

This property has a potential to rent for **£778** which would provide the investor a Gross Yield of **9.8%** if the rent was increased to market rate.

With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.

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



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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: TBC

Ground Rent: £1.25 PM

Lease Length: 942 Years

Current Rent: £525

Market Rent: £778

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £95,000.00 and borrowing of £71,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 95,000.00

25% Deposit	£23,750.00
SDLT Charge	£4,750
Legal Fees	£1,000.00
Total Investment	£29,500.00

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 £525 per calendar month but the potential market rent is

£ 778

Returns Based on Rental Income	£525	£778
Mortgage Payments on £71,250.00 @ 5%	£296.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£1.25	
Letting Fees	£52.50	£77.80
Total Monthly Costs	£365.63	£390.93
Monthly Net Income	£159.38	£387.08
Annual Net Income	£1,912.50	£4,644.90
Net Return	6.48%	15.75%



Return **Stress Test** Analysis Report



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

Annual Net Income **£3,088.90**
Adjusted To

Net Return **10.47%**

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

Annual Net Income **£3,234.90**
Adjusted To

Net Return **10.97%**

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 £125,000.



£125,000

2 bedroom flat for sale

+ Add to report

Aldeburgh Avenue, Newcastle upon Tyne, Tyne and Wear, NE15

CURRENTLY ADVERTISED

Marketed from 30 Mar 2026 by YOUR MOVE Chris Stonock, West Denton



£120,000

2 bedroom flat for sale

+ Add to report

Cromwell Ford Way, Blaydon-On-Tyne, NE21

NO LONGER ADVERTISED **SOLD STC**

Marketed from 15 Jan 2026 to 15 May 2026 (119 days) by Sarah Mains Residential Sales and Lettings, Whickham

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

2 bedroom flat

Hugh Gardens, Newcastle Upon Tyne, NE4

CURRENTLY ADVERTISED

Marketed from 19 May 2026 by OpenRent, London

+ Add to report



£850 pcm

2 bedroom flat

Colston Street, Newcastle upon Tyne, NE4

CURRENTLY ADVERTISED

Marketed from 15 May 2026 by Lightning Estates, Gateshead

+ 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.



Interested in this
property investment?

Call us on
0141 478 0985

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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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