TENANTED PROPERTY AUCTION PACK

Tenanted Property Auctions

INVESTMENT INFORMATION

Cunningham Court,
Stockton-on-Tees, TS21 3BP



230316349



PROPERTY DESCRIPTION

Our latest listing is in Cunningham Court, Stockton-on-Tees, TS21 3BP

Rent currently agreed with tenant of **£875** per calendar month which calculates to a **14.4%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **18.9%** if the rent was increased to full market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

Please read full legal pack for detailed property information.

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



Cunningham Court, Stockton-on-Tees, TS21 3BP

230316349

Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Spacious Lounge

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £875

Market Rent: £1,150

Lounge







Kitchen







Bedrooms







Bathroom





Exterior





Purchase Outlay

ASSUMED PURCHASE PRICE

£73,000

10% Deposit (£5,000 Minimum)	**£7,300**
Buyers Premium	**£6,000**
Paid On Accepted Bid	**£13,300**
Purchase Balance	**£65,700**
SDLT Charge	**£3,650**
Est. Legal Fees	**~£1,000**
Balance Paid On Settlement	**£70,350**

Your total all in costs would be ~£70,350 after taxes and fees based on a purchase price of £73,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

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 £100,000.



£100,000

2 bedroom apartment for sale

+ Add to report

Winterton Avenue

NO LONGER ADVERTISED | UNDER OFFER

Marketed from 7 Jan 2025 to 15 Sep 2025 (250 days) by Dowen, Sedgefield



£99,950

2 bedroom apartment for sale

+ Add to report

Winterton Avenue, Sedgefield, Stockton-On-Tees

NO LONGER ADVERTISED | SOLD STC

Marketed from 4 Nov 2025 to 1 Jun 2026 (208 days) by Robinsons, Sedgefield

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our lettings team.



£1,400 pcm

2 bedroom apartment

+ Add to report

Gunners Vale, Billingham, Stockton on Tees, TS22

NO LONGER ADVERTISED LET AGREED

Marketed from 2 Aug 2024 to 11 Oct 2024 (69 days) by Joseph Harris Estate Agents, Middlesborough



£1,300 pcm

2 bedroom ground floor flat

+ Add to report

Love Lane, Wynyard, TS22

NO LONGER ADVERTISED LET AGREED

Marketed from 12 Aug 2024 to 30 Aug 2024 (17 days) by Northgate Estate Agents & Property Management, Billingham



Cunningham Court, Stockton-on-Tees, TS21 3BP

PROPERTY ID: 230316349

Interested in this **property investment?**

Call us on **0161 394 2637**

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.