

LET PROPERTY PACK

INVESTMENT INFORMATION

Grove Park Oval, Newcastle
Upon Tyne, NE3

220788768

 www.letproperty.co.uk





Property Description

Our latest listing is in Grove Park Oval, Newcastle Upon Tyne, NE3

Get instant cash flow of **£995** per calendar month with a **6.9%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **8.0%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Grove Park Oval,
Newcastle Upon Tyne,
NE3

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Property Key Features

1 Bedroom

1 Bathroom

Spacious Lounge

Well-Equipped Kitchen

Factor Fees: £156.37 PM

Ground Rent: £20.83 PM

Lease Length: 176 years

Current Rent: £995

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £172,000.00 and borrowing of £129,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 172,000.00

25% Deposit	£43,000.00
SDLT Charge	£9,540
Legal Fees	£1,000.00
Total Investment	£53,540.00

Projected Investment Return



The monthly rent of this property is currently set at £995 per calendar month but the potential market rent is

£ 1,150



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



Returns Based on Rental Income	£995	£1,150
Mortgage Payments on £129,000.00 @ 5%	£537.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£156.37	
Ground Rent	£20.83	
Letting Fees	£99.50	£115.00
Total Monthly Costs	£829.20	£844.70
Monthly Net Income	£165.80	£305.30
Annual Net Income	£1,989.60	£3,663.60
Net Return	3.72%	6.84%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,363.60**
Adjusted To

Net Return **2.55%**

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

Annual Net Income **£1,333.56**
Adjusted To

Net Return **2.49%**

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 £170,000.



£170,000

1 bedroom flat for sale

+ Add to report

Grove Park Oval, Gosforth, Newcastle upon Tyne

CURRENTLY ADVERTISED SOLD STC

Marketed from 17 Jun 2025 by Bailey & Co., Jesmond



£159,950

1 bedroom flat for sale

+ Add to report

Grove Park Oval, Gosforth, Newcastle Upon Tyne

NO LONGER ADVERTISED

Marketed from 6 Jan 2023 to 27 Jun 2023 (171 days) by Sanderson Young, Gosforth

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

1 bedroom apartment

Towers Avenue, Newcastle upon Tyne, NE2

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Feb 2024 to 22 Mar 2024 (49 days) by Urban Base Executive, North East

+ Add to report



£1,100 pcm

1 bedroom apartment

Lansdowne Terrace, Newcastle Upon Tyne, Tyne and Wear, NE3 1HN

CURRENTLY ADVERTISED

Marketed from 8 Sep 2025 by Greetham Gilbert, Jesmond

+ Add to report

Current Tenant Profile



As this property is currently tenanted, 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 two 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.



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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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