

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Chirnside, Cramlington,  
NE23

224821638

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Chirside, Cramlington, NE23

Get instant cash flow of **£375** per calendar month with a **9.8%** Gross Yield for investors.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Chirnside, Cramlington,  
NE23

224821638



## Property Key Features

**1 Bedroom Flat**

**1 Bathroom**

**Spacious Lounge**

**Well-Equipped Kitchen**

**Factor Fees: £54.33 PM**

**Ground Rent: £8.33 PM**

**Lease Length: 63 years**

**Current Rent: £375**

# Lounge



# Kitchen



# Bedrooms



# Exterior





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

## ASSUMED PURCHASE PRICE

£ 46,000

SDLT Charge	£2,300
Legal Fees	£1,000
Total Investment	£49,300

# Projected Investment Return



The monthly rent of this property is currently set at £375 per calendar month.

Returns Based on Rental Income	£375
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£54.33
Ground Rent	£8.33
Letting Fees	£37.50
<b>Total Monthly Costs</b>	<b>£115.16</b>
<b>Monthly Net Income</b>	<b>£259.84</b>
<b>Annual Net Income</b>	<b>£3,118.08</b>
<b>Net Return</b>	<b>6.32%</b>

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      **£2,368**  
Adjusted To

Net Return                      **4.80%**

# 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 £89,950.



£89,950

## 1 bedroom ground floor flat for sale

+ Add to report

Bog Houses, Cramlington, Northumberland, NE23 3JG

CURRENTLY ADVERTISED

SOLD STC

Marketed from 11 Feb 2026 by Pattinson Estate Agents, Cramlington



£75,000

## 1 bedroom flat for sale

+ Add to report

Northcott Gardens, Seghill, Cramlington, Northumberland, NE23 7SY

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 Jun 2025 to 2 Dec 2025 (179 days) by Pattinson Estate Agents, Cramlington

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

## 1 bedroom flat

Brownrigg Drive, Cramlington, NE23

**CURRENTLY ADVERTISED**

Marketed from 2 Mar 2026 by OpenRent, London

+ Add to report



£630 pcm

## 1 bedroom flat

Chirside, Cramlington, NE23

**NO LONGER ADVERTISED**

Marketed from 18 Feb 2026 to 7 Mar 2026 (17 days) by OpenRent, London

+ Add to report



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Chirnside, Cramlington, NE23

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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