

LET PROPERTY PACK

INVESTMENT INFORMATION

Park Dr, Langley Park,
Durham DH7

225808604

 www.letproperty.co.uk





Property Description

Our latest listing is in Park Dr, Langley Park, Durham DH7

Get instant cash flow of **£550** per calendar month with a **5.3%** Gross Yield for investors.

This property has a potential to rent for **£1,038** which would provide the investor a Gross Yield of **10.0%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



Park Dr, Langley Park,
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Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £550

Market Rent: £1,038

Lounge



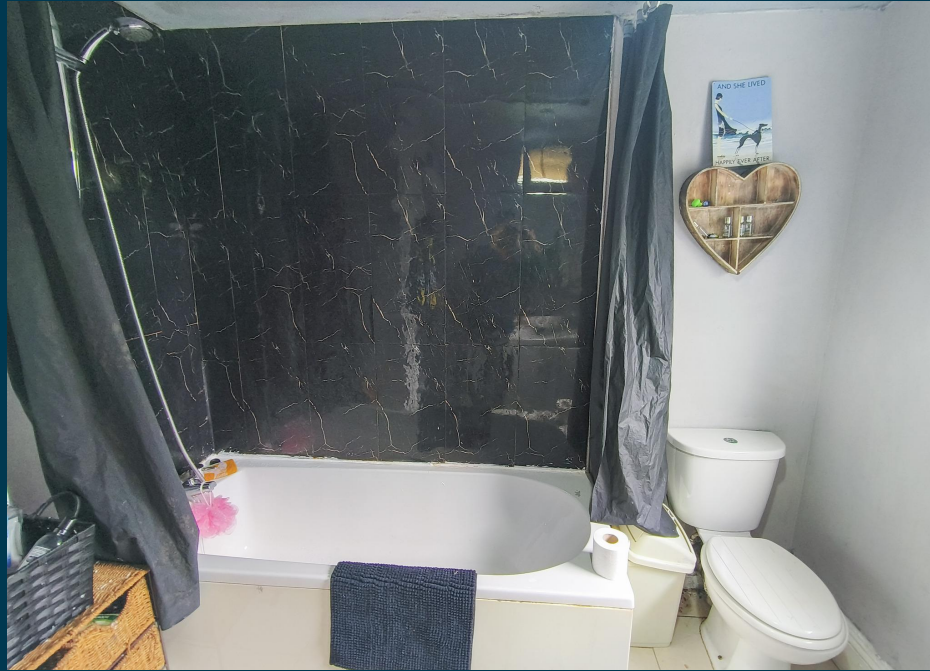
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £125,000.00 and borrowing of £93,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 125,000.00

25% Deposit	£31,250.00
SDLT Charge	£6,250
Legal Fees	£1,000.00
Total Investment	£38,500.00

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 £550 per calendar month but the potential market rent is

£ 1,038

Returns Based on Rental Income	£550	£1,038
Mortgage Payments on £93,750.00 @ 5%	£390.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£55.00	£103.80
Total Monthly Costs	£460.63	£509.43
Monthly Net Income	£89.38	£528.58
Annual Net Income	£1,072.50	£6,342.90
Net Return	2.79%	16.48%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,266.90**
Adjusted To

Net Return **11.08%**

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

Annual Net Income **£4,467.90**
Adjusted To

Net Return **11.60%**

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 £135,000.



£135,000

3 bedroom semi-detached house for sale

+ Ad

The Woodlands, Langley Park

NO LONGER ADVERTISED

SOLD STC

Marketed from 29 Oct 2021 to 21 Jul 2022 (265 days) by Rise Sales & Lettings, Durham



£129,950

3 bedroom semi-detached house for sale

Springwell Avenue, Durham, DH7

NO LONGER ADVERTISED

Marketed from 10 Oct 2021 to 20 Oct 2021 (9 days) by Strike, Tyne, Tees & Border

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £985 based on the analysis carried out by our letting team at **Let Property Management**.



£985 pcm

3 bedroom semi-detached house

Hilltop Road, Bearpark, Durham, Durham, DH7 7TL

CURRENTLY ADVERTISED

LET AGREED

Marketed from 2 Dec 2025 by Pattinson Estate Agents, Gilesgate



£950 pcm

3 bedroom semi-detached house

Ushaw Villas, USHAW MOOR, Durham






NO LONGER ADVERTISED

Marketed from 30 Jan 2026 to 30 Jan 2026 by Kan-Move, County Durham

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: **12 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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