

LET PROPERTY PACK

INVESTMENT INFORMATION

Tandridge Court,
Darlington, DL3

220953724

 www.letproperty.co.uk





Property Description

Our latest listing is in Tandridge Court, Darlington, DL3

Get instant cash flow of **£625** per calendar month with a **9.6%** Gross Yield for investors.

This property has a potential to rent for **£655** which would provide the investor a Gross Yield of **10.0%** 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...



Tandridge Court,
Darlington, DL3

220953724



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: £55.00 PM

Ground Rent: TBC

Lease Length: 954 Years

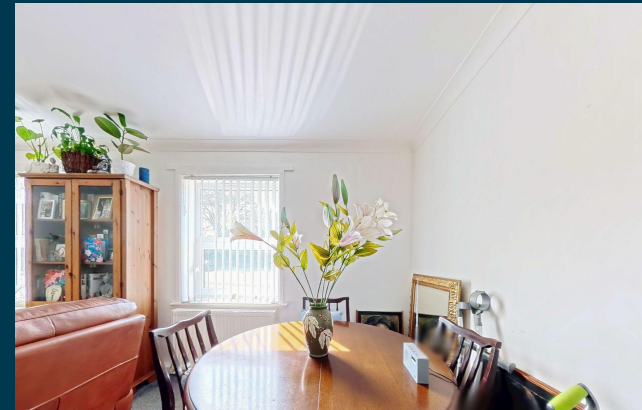
Current Rent: £625

Market Rent: £655

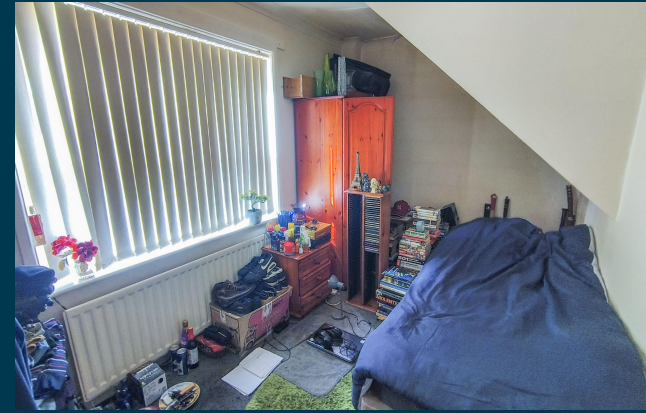
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £78,500.00 and borrowing of £58,875.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 78,500.00

25% Deposit	£19,625.00
SDLT Charge	£3,925
Legal Fees	£1,000.00
Total Investment	£24,550.00

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 £625 per calendar month but the potential market rent is

£ 655

Returns Based on Rental Income	£625	£655
Mortgage Payments on £58,875.00 @ 5%	£245.31	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£55.00	
Ground Rent	TBC	
Letting Fees	£62.50	£65.50
Total Monthly Costs	£377.81	£380.81
Monthly Net Income	£247.19	£274.19
Annual Net Income	£2,966.25	£3,290.25
Net Return	12.08%	13.40%



Return **Stress Test** Analysis Report



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

Annual Net Income **£1,980.25**
Adjusted To

Net Return **8.07%**

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

Annual Net Income **£2,112.75**
Adjusted To

Net Return **8.61%**

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 £115,000.



£115,000

2 bedroom apartment for sale

+ Add to report

Pierremont Crescent, Darlington

NO LONGER ADVERTISED

SOLD STC

Marketed from 26 Jul 2021 to 23 Dec 2021 (150 days) by Carver Residential, Darlington



£105,000

2 bedroom flat for sale

+ Add to report

Yew Lodge, Greystones Drive, Darlington, County Durham, DL3 9TN

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 May 2021 to 10 Jun 2021 (30 days) by Pattinson Estate Agents, Stockton-On-Tees

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £825 based on the analysis carried out by our letting team at **Let Property Management**.



£825 pcm

2 bedroom apartment

+ Add to report

Squires Court, Darlington

CURRENTLY ADVERTISED

LET AGREED

Marketed from 2 Apr 2026 by My Property Box, Darlington - Lettings



£750 pcm

2 bedroom ground floor flat

+ Add to report

Cocker Beck House, Green Chare, Cockerton Green - Darlington

NO LONGER ADVERTISED

Marketed from 3 Jan 2026 to 21 Jan 2026 (17 days) by Bridgfords Lettings, Darlington

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.



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www.letproperty.co.uk

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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