

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Kinross Drive, Newcastle  
Upon Tyne, NE3

225178243

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





## Property Description

Our latest listing is in Kinross Drive, Newcastle Upon Tyne, NE3

Get instant cash flow of **£750** per calendar month with a **5.6%** Gross Yield for investors.

This property has a potential to rent for **£1,069** which would provide the investor a Gross Yield of **8.0%** if the rent was increased to market rate.

**Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.**

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



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Upon Tyne, NE3

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## Property Key Features

**3 Bedrooms**

**2 Bathrooms**

**Well maintained**

**Ideally situated for local  
amenities**

**Factor Fees: £0.00 PM**

**Ground Rent: FREEHOLD**

**Lease Length: FREEHOLD**

**Current Rent: £750 PM**

**Market Rent: £1,069 PM**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £161,000 and borrowing of £120,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 161,000.00

25% Deposit	£40,250.00
SDLT Charge	£8,770
Legal Fees	£1,000.00
Total Investment	£50,020.00

# Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 1,069



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



Returns Based on Rental Income	£750	£1,069
Mortgage Payments on £120,750.00 @ 5%	£503.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£75.00	£106.90
<b>Total Monthly Costs</b>	<b>£593.13</b>	<b>£625.03</b>
<b>Monthly Net Income</b>	<b>£156.88</b>	<b>£443.98</b>
<b>Annual Net Income</b>	<b>£1,882.50</b>	<b>£5,327.70</b>
<b>Net Return</b>	<b>3.76%</b>	<b>10.65%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,189.70**  
Adjusted To

Net Return                      **6.38%**

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

Annual Net Income      **£2,912.70**  
Adjusted To

Net Return                      **5.82%**

# 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

## 3 bedroom terraced house for sale

+ Add to re

Wall Close, Newcastle Upon Tyne

NO LONGER ADVERTISED

SOLD STC

Marketed from 12 Mar 2025 to 22 Aug 2025 (162 days) by Rook Matthews Sayer, Gosforth



£169,950

## 3 bedroom semi-detached house for sale

+ Add to re

Ferrydene Avenue, Kenton

CURRENTLY ADVERTISED

SOLD STC

Marketed from 13 Mar 2026 by Andrew Craig, Gosforth

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our letting team at **Let Property Management**.



£1,500 pcm

## 3 bedroom semi-detached house

Redesdale Avenue, Gosforth, NE3

CURRENTLY ADVERTISED

Marketed from 22 May 2026 by Newcastle Lettings, Newcastle

+ Add to r



£1,495 pcm

## 3 bedroom house

Redesdale Avenue, Newcastle upon Tyne, NE3

NO LONGER ADVERTISED

Marketed from 17 Sep 2025 to 20 Nov 2025 (63 days) by HYBR, National

+ Add to rep

# 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**



Current term of tenancy: **5 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

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.



**LETPROPERTY**