

LET PROPERTY PACK

INVESTMENT INFORMATION

Meadowsweet Road,
Hartlepool, TS26

224873086

 www.letproperty.co.uk





Property Description

Our latest listing is in Meadowsweet Road, Hartlepool, TS26

Get instant cash flow of **£625** per calendar month with a **8.4%** Gross Yield for investors.

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...



Meadowsweet Road,
Hartlepool, TS26

224873086



Property Key Features

2 bedroom

1 bathroom

Spacious Room

Well Maintained Property

Factor Fees: £122.75 pm

Ground Rent: £8.33 pm

Lease Length: 104 years

Current Rent: £625

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £89,000.00 and borrowing of £66,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 89,000.00

25% Deposit	£22,250.00
SDLT Charge	£4,450
Legal Fees	£1,000.00
Total Investment	£27,700.00

Projected Investment Return



The monthly rent of this property is currently set at £625 per calendar month.



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



Returns Based on Rental Income	£625
Mortgage Payments on £66,750.00 @ 5%	£278.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£122.75
Ground Rent	£8.33
Letting Fees	£62.50
Total Monthly Costs	£486.71
Monthly Net Income	£138.30
Annual Net Income	£1,659.54
Net Return	5.99%

Return **Stress Test** Analysis Report



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

Annual Net Income **£409.54**
Adjusted To

Net Return **1.48%**

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

Annual Net Income **£424.50**
Adjusted To

Net Return **1.53%**

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 £80,000.



2 bedroom apartment for sale

+ Add to report

Meadowsweet Road, Hartlepool

NO LONGER ADVERTISED

SOLD STC

Marketed from 18 May 2025 to 26 Sep 2025 (131 days) by igomove, Covering North East



2 bedroom apartment for sale

+ Add to report

Lavender Flats Meadowsweet Road, Hartlepool

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Mar 2024 to 26 Jul 2024 (136 days) by Collier Estates, Hartlepool

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

2 bedroom apartment

Wentworth Grove, Hartlepool, TS27

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Nov 2025 to 13 Feb 2026 (93 days) by Holbrook & Co, Hartlepool

+ Add to report



£625 pcm

2 bedroom apartment

Lavender Flats, Bishop Cuthbert

NO LONGER ADVERTISED

Marketed from 4 Aug 2025 to 15 Sep 2025 (42 days) by KDM Estates, Peterlee

+ Add to report

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: **5 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.



www.letproperty.co.uk

Meadowsweet Road, Hartlepool, TS26

224873086

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