

DO YOU WANT TO BUY PROPERTY **BELOW MARKET VALUE** & build a pension pot for your future?

Chester Street, Sandyford
4 Bedroom Property



£240,000

DISCLAIMER: It is the Investors sole responsibility to make a purchase decision or otherwise and you must undertake due diligence you feel necessary to make a fully informed purchase decision. The information and services provided by NGU HomeSalesOnline.co.uk does not constitute financial, investment or tax advice and should not be taken as such. We strongly recommend that you discuss all such matters with a FCA regulated Financial Advisor.

Local area: Newcastle upon Tyne



Background

Newcastle is situated in the North East of England, in the county of Tyne and Wear. The city and metropolitan areas, during the latest census, had a population of 799,000. The city itself is situated off the A1 which stretches from Edinburgh in the north to London in the South.

Highlights

The city has a strong sporting tradition, hosting a Premiership football and premiership rugby team. There are also two universities, Newcastle University and University of Northumbria which makes the city quite diverse and vibrant. The city has a reputation for being fun-loving with many bars, restaurants and nightclubs. There has been lots of recent regeneration where former shipping premises have been converted into new office developments. The quayside has been redeveloped, including the world famous Baltic Centre for Contemporary Art. As a result the city is a thriving, cosmopolitan area, with an abundance of bars, restaurants and public areas.

Map of the area



Newcastle and surrounding area

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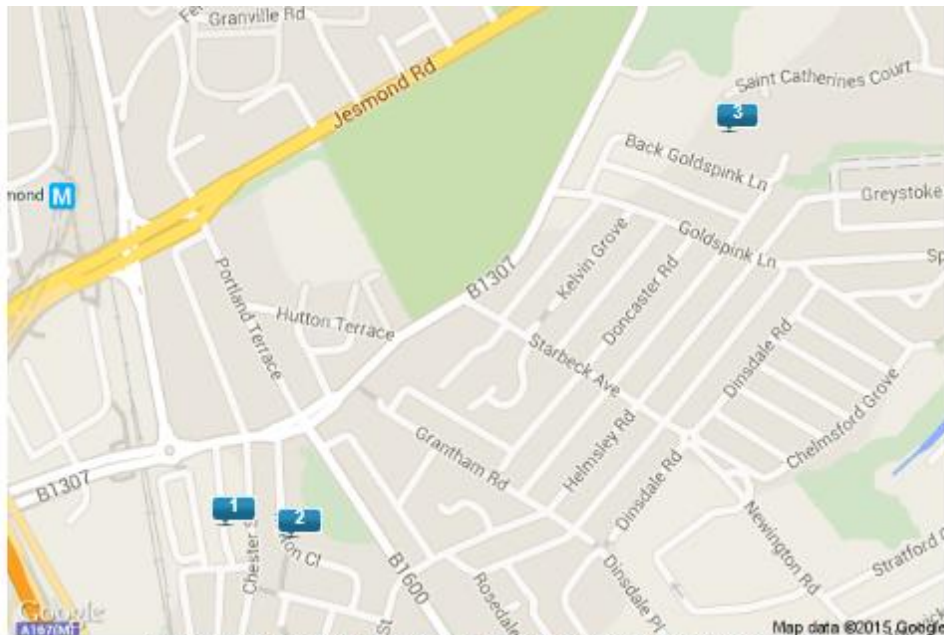
Photographs



In accordance with the Property Misdescriptions ACT (1991) any sales particulars are a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. It should not be assumed that any property has all the necessary planning, building regulation or other consent. Tenure and boundary information are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. Nothing concerning the type of construction or the condition of the property is to be implied from the photographs of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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Market value comparable



The icons indicate the centre of the postcode and not necessarily the exact location



Offers in Region of £330,000

6 bedrooms | House
Chester Street, Sandyford, Newcastle Upon Tyne NE2

...
[Extra picture and map available](#)

Sold Price History: 19 Apr 2012: £305,000 5 May 2004: £249,999

Archived 

Marketed from: 14-11-2011 to 12-04-2012 (151 days)



Offers in Excess of £299,950

5 bedrooms | House
Chester Crescent, Newcastle Upon Tyne

Under Offer This impressive five bedroom Victorian mid terrace house is located on Chester Crescent which is one of the few remaining crescents within the city boundaries. The property itself requires selective renovation throughout but boasts a wealth of period features including original and art deco firep...

[Extra pictures and map available](#)

For sale 

Marketed from: 16-10-2014



£295,000

4 bedrooms | House
St Catherine's Court, Sandyford, Newcastle Upon Tyne

Under Offer This stunning four bedroom townhouse is located in a very enviable and leafy part of Sandyford close to St Catherine's primary school. It is also within close proximity to local shops, restaurants and within a short walking distance of the City Centre, Newcastle University, RVI Hospital and a...

[Extra pictures and map available](#)

For sale 

Marketed from: 19-09-2014

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Rental analysis



£268 pw | £1,161 pcm

4 bedrooms | Terraced
Coppice Way, Shieldfield

A very well presented, four bedroom end terrace house situated in Shieldfield. No more than ten minutes walk into Newcastle city centre and University. Available from September 2014. EPC RATING - C

[Full brochure, extra pictures and map available](#)

Archived 

Marketed from: 30-07-2014 to 15-04-2015 (259 days)



£67 pppw | £290 pppcm

4 bedrooms | House
Chester Street, Newcastle Upon Tyne

Four bedroom student house within walking distance of the City PLEASE NOTE THIS PROPERTY IS STUDENT ACCOMODATION AND THE PRICE IS PER PERSON PER WEEK

[Extra picture and map available](#)

Archived 

Marketed from: 01-05-2015 to 28-05-2015 (28 days)



£254 pw | £1,100 pcm

4 bedrooms | Terraced
Coppice Way, Shieldfield,

Easyliving are delighted to bring to the market this very well presented, 4 bed end terrace house situated in Shieldfield. No more than 10 minutes walk into Newcastle city centre and University. The accomodation comprises of four good sized bedrooms, family bathroom, kitchen, living room and gard...

[Extra picture and map available](#)

Archived 

Marketed from: 19-09-2014 to 14-04-2015 (208 days)

Letting your new property:

NGU Homelettings has been successfully letting properties in the North East since 2008. We manage over 600 plus properties and are landlords ourselves, we own over 150 properties.

We provide an expert, professional and accredited service. We are ARLA registered and are a member of the Property Ombudsman of Lettings.



We specialise in:

- Single lets-professional and benefit tenants through attention to detail.
- HMO Professional lets.

Tenant find fee for single lets:

- £325.00 plus VAT for properties marketed under £400 pcm.
- £400.00 plus VAT for properties marketed over £400 pcm.

Full property management:

- Frees up your time and takes control of every aspect.
- Gives all tenants access to our 24/7 maintenance number so they don't call you at all.
- Save money through access to our vetted tradesman.
- We collect your rent and transfer it across to you on the first working day it hits our account.
- Our fully managed fee is equal to 10% plus VAT of the rent per month.

www.nguhomelettings.com

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DEAL STRUCTURE		Total Rent £	1100
End Market Value £	310,000	Gross Annual Rent £	13200
Target Offer £	240,000	Mortgage Payment £	450.00
Discount Split		10 % Management	110
Discount Allocation 25%	77500		
Refurb Allocation	27000	Rent - Management Fee	990
Total Discount	104500	Net Cash Flow £	540.00
Suggested Offer £	205500	Net Annual Return £	6480.00
Mortgage Deposit 25%	60000	Cashflow Summary	
Sourcing Fee £	3600	Gross Yield	6.42%
Legal's £	700	Net Yield	3.15%
Refurb Costs £	27000		
Total Buying Costs £	91300.00	Selling Costs £	716
Rent Per Calendar Month £	1100	Solicitors £	700
Interest Only Monthly Payments £	450.00	Total £	1416
Total Mortgage £	180000.00		
Interest Rate	3.00%		
End Profit After Selling Costs £	37284.00	Flip Return on Investment	
Annual Return On Investment	7.10%	40.84%	

Queries

If you have any queries regarding this property, contact us on:

Tel. 0191 491 0344 option 2.

Or email andrewjones@nguhomesalesonline.co.uk

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