



KNIGHT KNOX

INVESTMENT OPPORTUNITY

Arlington Court



WASHINGTON, TYNE & WEAR, NORTH EAST

Get long-term rental income without
the day-to-day involvement

Why this opportunity stands out

Firstly, thank you for taking the time to look through this opportunity and for your interest.

Having worked with property investors for many years, I've found the priorities are often the same - reliable monthly income, ownership of a tangible asset, and an investment that doesn't become a second job. Arlington Court reflects that well.

This is a selection of high-quality 2 and 3-bedroom apartments near Newcastle, offering investors the chance to own a completed, income-generating property in a strong, established location. More importantly, it's structured to remove the day-to-day demands that typically come with traditional buy-to-let.

Rather than dealing with tenants, maintenance, and ongoing management, everything is handled for you - allowing you to focus on the outcome, not the process. For investors looking to generate long-term, hands-off income from property, without the usual unpredictability, this is exactly the kind of opportunity that tends to make sense.

Tom Cooper

Sales Manager



Long-term rental income opportunity

This opportunity consists of fully furnished two and three-bedroom apartments, ready for immediate occupation, with tenants already lined up to move in on a long-term basis.

The properties are operated under a fully repairing and insuring structure, meaning all maintenance, upkeep, and building-related costs are covered - so there are no ongoing running costs for you to manage or budget for.

Tenant management is also handled entirely on your behalf, from placement through to day-to-day communication, removing the usual pressures that come with being a landlord.

In simple terms, everything is set up from day one - the property, the tenants, and the management - allowing you to step into a fully operational, income-producing asset without the usual setup or ongoing involvement.





Who this opportunity is best suited to

This investment is best suited to individuals who:

Are seeking long-term, monthly rental income

Want to own property without managing tenants or maintenance

Prefer a hands-off, professionally managed approach

Have capital available for long-term investment

Are looking for a time-efficient way to invest

It is particularly relevant for:

- Busy professionals
- Overseas investors
- First-time property investors seeking a structured model
- Existing investors looking to diversify without increasing workload

The investment

Here's exactly what you get:

Purchase from £182,000

10% NET returns

Two and three bedroom apartments

Fully-furnished with fixtures & appliances

Located in Washington, Tyne & Wear

No set-up or refurbishment required

You retain full ownership & can keep, sell after 3 years, or pass on the asset

No ground rent or service charges. The lease is fully repairing and insuring, so building costs are not your responsibility

Residents, maintenance, & day-to-day running are handled by the housing provider, Nurture Housing Association



Property ownership structured for long-term rental income



Annual rent increases linked to inflation, plus an extra 1% after the first year of ownership (runs April to April)



Fully furnished and set up with the lease already in place - no sourcing, refurbishing, or setup required





25-year rental contract for peace of mind

25-year agreement with a housing association, who take full responsibility for managing the property - covering everything from tenant placement and day-to-day management to ongoing maintenance and repairs, with no ongoing costs or involvement required from you.

For investors, this structure is what fundamentally sets it apart from traditional buy-to-let.

Instead of relying on individual tenants, dealing with void periods, or managing rising maintenance costs, the property is operated under a long-term arrangement designed to provide consistent, predictable rental income.

It also means the asset is professionally managed throughout the full term of the agreement, ensuring standards are maintained and the property continues to perform as intended - without becoming a drain on your time.

Ultimately, it shifts the focus from owning and managing a property to owning an income-producing asset, which is exactly what many investors are looking for today.

Your investment explained

Arlington Court delivers 10% NET returns. With rents projected to rise by 2% annually, here's how your investment could perform over 25 years

Purchase for £182,000 (cash-only)

10% NET returns

£1,516: NET monthly income

£18,200: NET annual income

£455,000: NET return after 25 years

2% projected annual rental increase *

Potential returns with projected increase: **£582,859 ***

* All financial information contained within this document is provided as a guideline and projection only, is subject to change and does not constitute a contract. As with any investment, contract be aware that your capital may go up or down. All statistics correct as of the date of publishing 07.04.2026



The estimated 2% annual uplift gives you:



£127,859.64 more income over the 25-year contract



Monthly income increases from around £1,516 to over £2,400



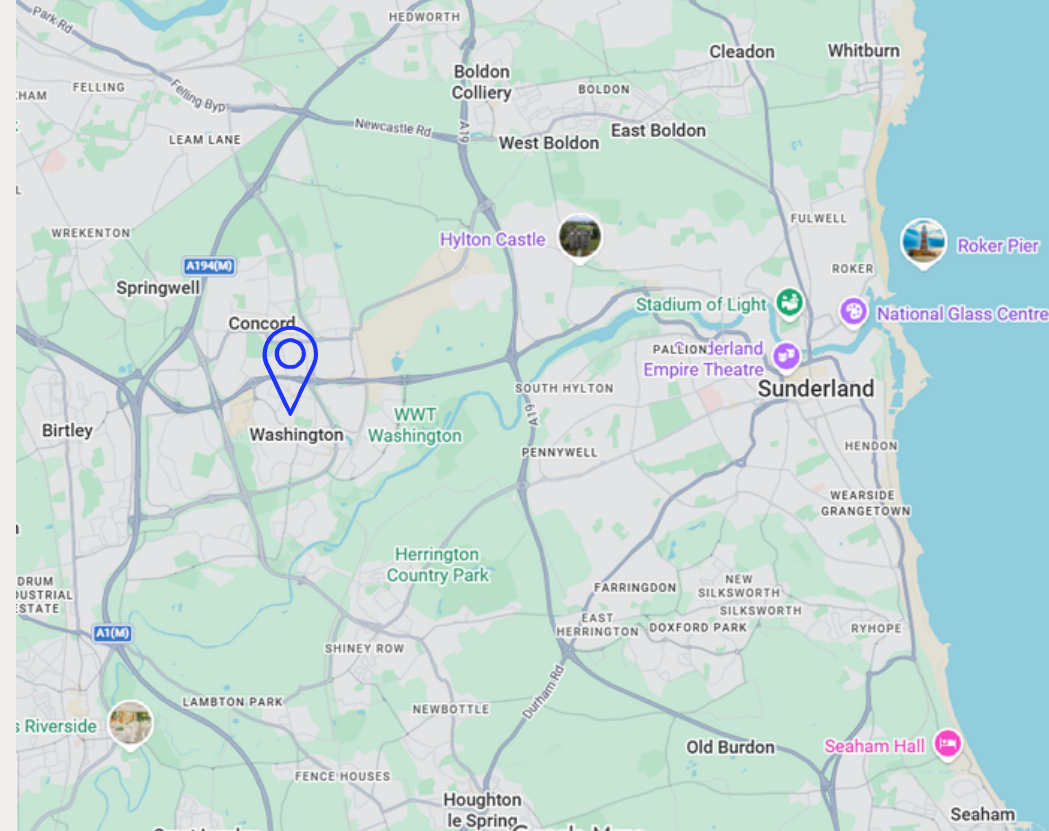
The location

A practical and well-connected North East location, with access to healthcare, local amenities, transport links and open space - all of which support long-term residential suitability.

NE38 7BH is located in Washington, Tyne and Wear, in a well-established residential area with access to a wide range of everyday amenities and local services.

The surrounding area benefits from supermarkets, healthcare provision, pharmacies, transport links and open green space, helping support a practical and well-connected living environment.

- Located in an established residential area of Washington
- Supermarkets and everyday shopping close by, including The Galleries Washington Centre and Sainsbury's
- Access to nearby healthcare provision, including Washington Primary Care Centre and Barmston Medical Centre
- Nearby pharmacy access, including Barmston Pharmacy
- Access to nearby green/open space, including Herrington Country Park and James Steel Park Country Park
- Nearby bus connectivity via Washington Galleries Bus Station





A sector that's not just growing - it's vital

WHY SPECIALIST SUPPORTED HOUSING?

Specialist supported housing isn't just a smart investment - it's a way to create lasting impact.

Across the UK, there's a growing shortage of quality supported housing for vulnerable adults. Your investment helps bridge that gap, easing pressure on the NHS and council care services, while providing safe, modern homes where people can live with independence and dignity.

Backed by a 25-year contract with a professional care provider, specialist supported housing offers long-term stability and reliable returns - unlike more speculative property types.

With Knight Knox, you can earn consistent income while making a real social difference.



[WATCH OUR LATEST VIDEO](#)

Why Knight Knox

MAKING PROPERTY INVESTMENT SIMPLE SINCE 2004

Since 2004, Knight Knox has simplified property investment with ready-to-go, high-yield buy-to-let opportunities - perfect for busy or first-time investors.

We handle the hard work, sourcing completed and off-plan properties with higher-than average NET returns, so you can enjoy passive income without the hassle.



Investor-first approach,
only offering high-yield,
quality opportunities.



Over 20 years of
expertise



Over £1.4 billion
in property
transactions



Global community of
over 6,800 investors
in 113 countries



What our clients say

SOME OF OUR LATEST CLIENT TESTIMONIALS



Jon

GB • 30 reviews

Dec 10, 2025



Easy property investment process!

I was a first time investor with Knight Knox and found my purchase experience very good from my consultant Kyle through to Michelle in after sales which enabled me to complete the purchase in just 12 days!

If you are looking to invest in property with a high yield, Knight Knox are a proven source with specialist knowledge.



Shireen Ahmed

GB • 2 reviews

Dec 14, 2025



They were easily accessible

They were easily accessible.

The response to queries was pretty quick.

They liaised between the solicitors and sellers and buyers to make the experience smooth and hitch free.



hind osman

GB • 6 reviews

Feb 4, 2026



[I have just completed a property...](#)

I have just completed a property purchase, the process went smoothly, thank you Janet. Everyone was being helpful and supportive.

2 February 2026 Unprompted review



Lloyd smith

GB • 3 reviews

Feb 3, 2026



Good investment

This was my first experience with knight Knox.

I have been following them for over a year .

I just wanted to make sure it was right for me .

my only regret is not doing it earlier .

very friendly ,very professional .

at the last moment I did change my mind on a property I had chosen but this was moved on to another property very smoothly with no hassle at all.

I hope to do some more business with them in the future.

30 December 2025

Unprompted review



steve

GB • 10 reviews

Dec 9, 2025



✓ Verified

Great experience from start to finish

Great experience from start to finish, highly recommended

Your next steps

01

Reserve your property

Secure your property with a £5,000 reservation fee. This removes it from the market and starts the legal process. The fee is deducted from the final purchase price.

02

Appoint a Solicitor

We can recommend trusted solicitors experienced in buy-to-let property purchases - or you're welcome to use your own. We'll provide all the documentation and introduce you to the legal team.

03

Conduct due diligence

You'll receive a full legal pack, property documentation, and answers to any outstanding questions so you can invest with confidence.

04

Exchange contracts

Once you're happy to proceed, contracts are exchanged. The balance of the purchase price is paid and you officially become the legal owner.

05

Start earning

The property is already tenanted and generating income - so you'll begin receiving your monthly NET rental payments from day one.



Let's connect

If you're keen to discuss this investment opportunity in more detail, you can contact the Knight Knox team today.



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Connect with us on social media



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