

RESIDE
STOCKPORT

12 Davenport Park Road
Davenport, Stockport, SK2 6JS
Asking Price £2,700,000

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We are delighted to launch this stunning fully let development located on Davenport Park Road, a beautiful, leafy street in the quiet Davenport Conservation Area. The development consists of 8 x two bedroom apartments, with a variety of different layouts and sizes.

All apartments benefit from ensuite showers or baths, luxury kitchens and lounges are thoughtfully designed to provide the utmost comfort and convenience. You'll also discover ample storage space, a dedicated study area, memory foam mattresses on luxury double beds, and additional perks like side desks, extra plug sockets, and USB chargers.

All 8 x 2 bed apartments are let on AST's. Total current annual rent roll of £124,800 as at September 2024.

Davenport

The location of Davenport adds further appeal to this exceptional opportunity. Beautiful wide streets and spacious gardens have been maintained. According to Stockport Metropolitan Borough Council, in the Davenport conservation areas are designated "to preserve and enhance parts of the Borough which have special architectural and historic character". Affluent occupiers prefer the property in suburbs with these characteristics. Similar to areas like Heaton Moor, Cheadle and Bramhall. This is the only apartment scheme within the Davenport Conservation Area.

You'll be delighted to know that Davenport Train Station is just a 3-minute walk away, providing seamless commuting options. The Stockport Shopping Centre is within a leisurely 20-minute stroll, offering a wide range of retail and entertainment choices. M60 Junction 1 is a mere 7-minute car journey for those who prefer to drive. Local conveniences, including a major supermarket, are just a short 3-minute walk away, ensuring your daily needs are met. Plus, a bus stop is conveniently located just 1 minute away.





The Development

Beyond the apartments, the property offers luxury communal gardens, on and off-street parking, and an array of social amenities close by that are perfect for relaxation and socialising. Additionally, the furnished apartments have microwaves, coffee machines, fridges, fully equipped luxury kitchens and washer/dryer facilities and ample space in the fridges and freezers for all your storage needs.

Rental Figures

- Apt 1 rented at £1,050pm
- Apt 2 rented at £1,300pm
- Apt 3 rented at £1,100pm
- Apt 4 rented at £1,600pm
- Apt 5 rented at £1,300pm
- Apt 6 rented at £1,300pm
- Apt 7 rented at £1,300pm
- Apt 8 rented at £1,450pm

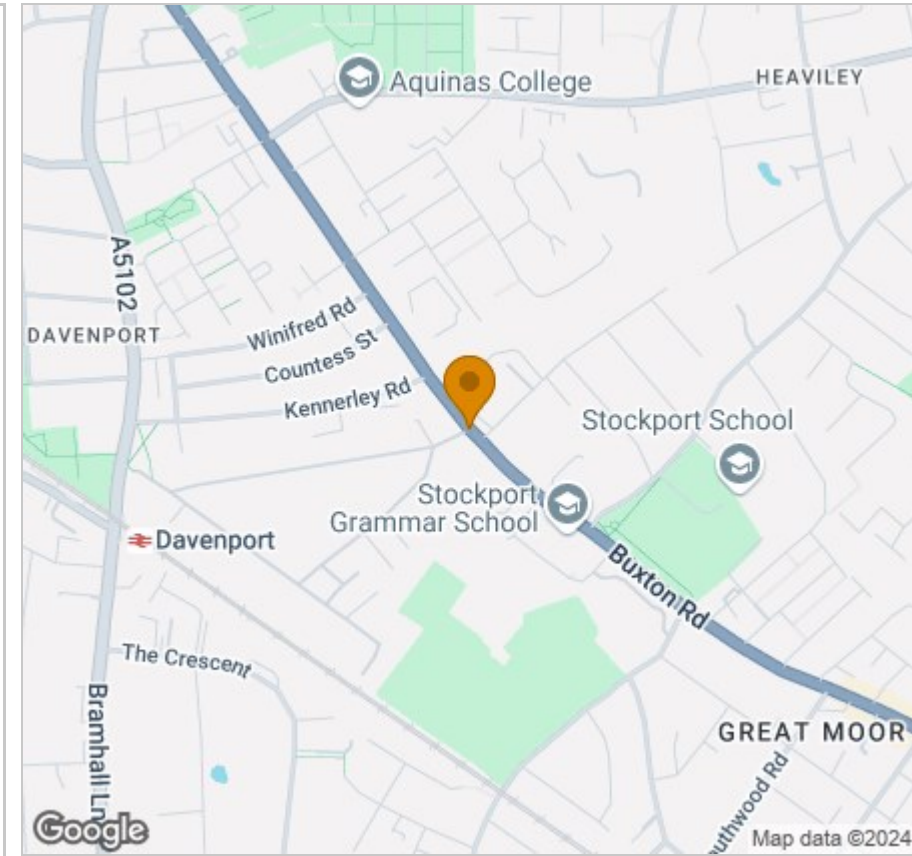
Total current annual rent roll of £124,800.

- Beautiful Detached Development
- 8 x Duplex Apartments
- All Two Bedrooms
- All Two Bathrooms
- Limited Parking Available
- High Specification Throughout
- Fully Tenanted
- Recently Converted Development
- All EPCs are on file and rated D or E.
- Superb ready made investment property

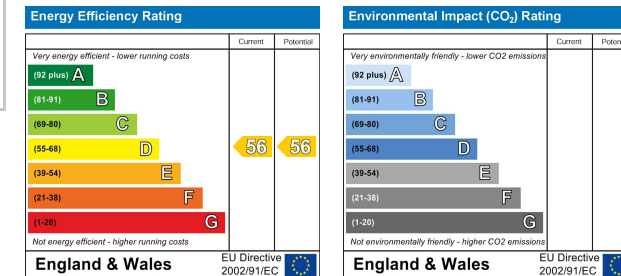
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Reside Stockport Office on 0161 808 0660 if you wish to arrange a viewing appointment for this property or require further information.

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