



**Tower Road**  
Darlington DL3 6RW  
**£695,000**







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# Tower Road

Darlington DL3 6RW

- 8 Self Contained Modern Apartments
- OUTSTANDING INVESTMENT POTENTIAL
- Minimum Energy Efficiency Standards Exemptions In Place

- Off Street Parking for 8 Vehicles
- Cockerton/West End Location



- Approx 9% Gross Rental Yield
- Eight freehold flats with monthly rental income approx £5,150

\*\*\*ENTIRE FREEHOLD PROPERTY COMPRISING 8 SELF CONTAINED FLATS\*\*\*. FANTASTIC INVESTMENT.

Nestled in the sought-after Cockerton/West End location, this exceptional property boasts 8 self-contained modern apartments, presenting a lucrative investment opportunity for those astute investors seeking a lucrative return. With off-street parking for up to 8 vehicles, this eye-catching property provides convenience and accessibility for both tenants and visitors alike. The eight freehold flats generate an impressive monthly rental income of approximately £5,150, resulting in an enticing approximate 9% gross rental yield. Moreover, with minimum energy efficiency standards exemptions already in place, this property is primed to offer not only excellent returns but also peace of mind to the discerning investor. Viewing is highly recommended to fully appreciate the outstanding investment potential that this property offers.

Stepping outside, the communal garden of this property extends a warm welcome, featuring a well-maintained lawned area to the front that adds a touch of greenery to the urban setting. A path runs along the side of the building, offering convenient access to

each apartment and enhancing the overall functionality of the property. Furthermore, the large floodlit car park provides ample parking space, ensuring ease and convenience for tenants and their guests. Completing the outdoor space is a practical and essential bin store/shed, offering a solution to storage needs while maintaining the tidiness of the communal area. Whether considering the property for its investment potential or as a place to call home, this property promises a harmonious blend of modern comfort, convenience, and practicality in a desirable location that is sure to captivate all who visit.

### Apartment 1

Located to the ground floor, private access from car park. One bedroom. EPC Rating F. Tenanted - Rental Income £550PCM EPC MEES Exemption In Place

### Apartment 2

Located to the ground floor, private access from car park. Two bedroom. EPC Rating F. Currently vacant, due to come to rental market - Rent £725 pcm. EPC MEES Exemption In Place.

### Apartment 3

Located to the ground floor. Two bedroom. EPC Rating E. Let, rental income £625 pcm.

### Apartment 4

Located to the ground floor, private access from car park. Two bedroom. EPC Rating E. Tenanted, rental income £595.

### Apartment 5

Located to the first floor. Two bedroom. EPC Rating E. Tenanted, rental income £650.

### Apartment 6

Located to the first floor. Two bedroom. EPC Rating G. Tenanted, rental income £695. EPC MEES Exemption In Place.

### Apartment 7

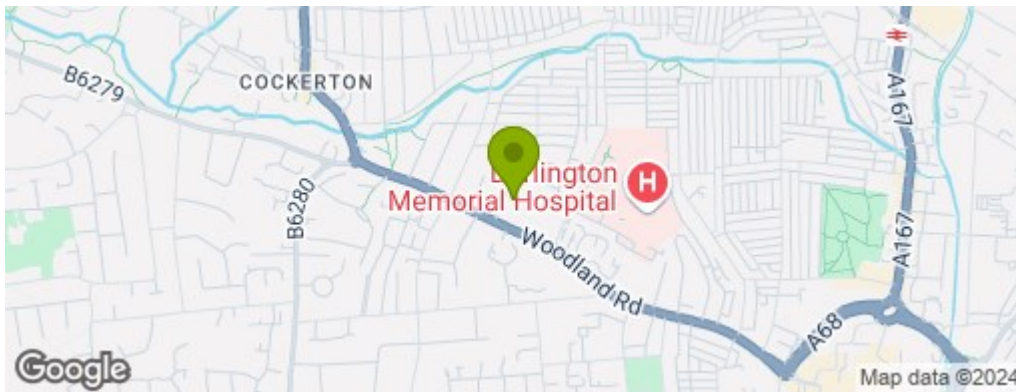
Located to the first floor. Two bedroom. EPC Rating E. Vacant, expected rent income £695 pcm.

### Apartment 8

Located to the first floor. Two bedroom. EPC Rating E. Tenanted, rental income £650.

### Outside Spaces

Communal Garden  
Communal garden with lawned area to front, path to side of building and large floodlit car park. Bin store/shed.



### Property Information

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