



DL1 DARLINGTON, DL1 2LD

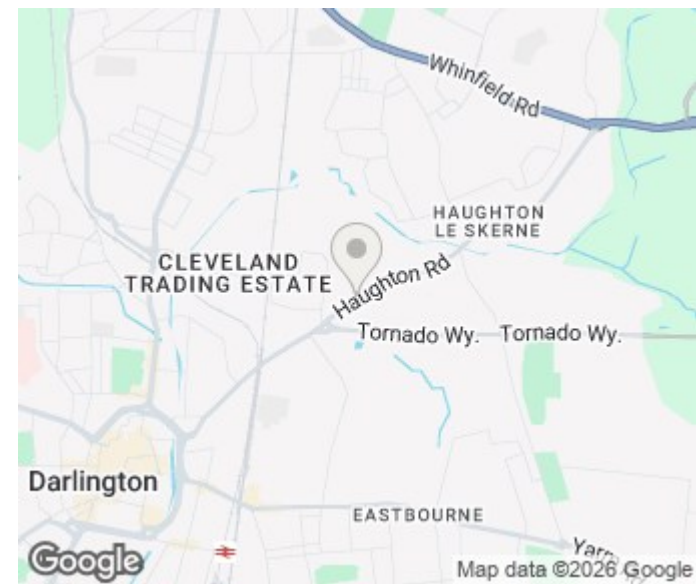
£3,150,000
FREEHOLD

Exceptional Residential Investment Portfolio – Darlington

Magnum Properties are delighted to offer an outstanding opportunity to acquire a substantial, income-producing residential investment portfolio comprising 30 high-quality homes in the thriving and rapidly expanding town of Darlington. Built to an exceptional standard throughout, this portfolio offers investors a diverse mix of modern apartments and family homes, delivering immediate rental income alongside excellent long-term capital growth potential.

With an asking price of £3,150,000, the portfolio currently generates an impressive annual rental income of £262,800, producing a gross yield of 8.34%.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: **Council Tax Band: A**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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