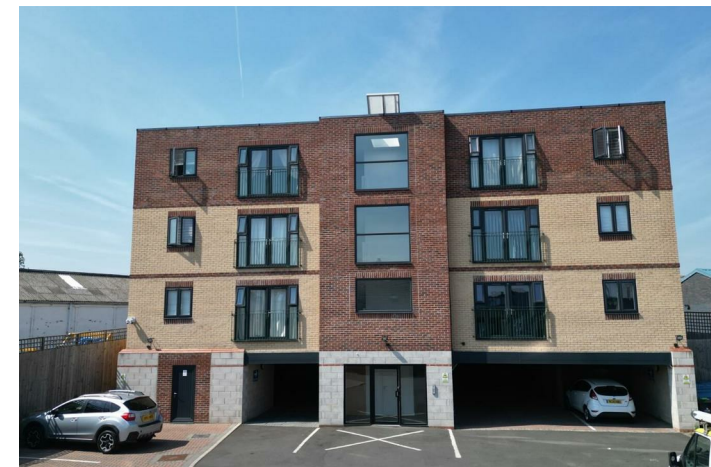




AVERY GARDENS HAUGHTON ROAD DARLINGTON, DL1 2LD

£1,400,000
FREEHOLD

Magnum Properties are delighted to present Avery Gardens, an exceptional opportunity to acquire a substantial, income-producing residential investment in the thriving and rapidly expanding town of Darlington. Constructed to a high specification throughout, this established development offers immediate rental income alongside excellent long-term capital growth potential.

Offered at an asking price of £1,400,000, the portfolio currently generates an annual rental income of £93,480, reflecting a gross yield of approximately 6.7%. There is also scope to increase the annual rental income to approximately £103,020, enhancing the potential gross yield to around 7.4%.

The development benefits from secure underground parking, complemented by an additional on-site car park providing approximately 20 parking spaces, adding further convenience and appeal for tenants.

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EPC Rating: **Council Tax Band: New Build**

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	

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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