

LOT 1: GUIDE PRICE £90,000

6/6a Bradley Road, Wrexham LL13 7TL



General Remarks

A superb investment opportunity situated on the fringes of the city centre with excellent rental potential. The property currently comprises of two self-contained one bedroom apartments in need of some further modernisation, but once refurbished could conservatively command a combined rental income of £1,100 pcm. Both apartments comprise a hallway; living room; kitchen; bedroom and a shower room.

Location

The property occupies a convenient location on the fringes of the city centre within close proximity of the Railway Station and is also convenient for Glyndwr University, the Maelor Hospital and Island Green Retail Park.

Accommodation

6a Bradley Road

On The Ground Floor:

Living Room:	14' 4" x 10' 9"	(4.36m x 3.27m)
Kitchen:	13' 10" x 7' 10"	(4.22m x 2.39m)
Inner Hallway		
Bedroom:	10' 7" x 9' 1"	(3.22m x 2.77m)
Shower Room		

6 Bradley Road

On The First Floor:

Hallway		
Living Room:	12' 0" x 10' 0"	(3.67m x 3.06m)
Bedroom:	10' 2" x 9' 7"	(3.10m x 2.92m)
Kitchen/Breakfast Room:	13' 10" x 10' 5"	(4.22m x 3.17m)

Directions

From the Agents Wrexham Offices proceed up Regent Street turning left into Bradley Road. At the roundabout continue straight ahead and the property will be observed almost immediately on the right-hand side of the road.

Buyers Premium

Please note that the purchasers will be responsible for paying a buyer's premium in addition to the purchase price set at £3,000 inclusive of VAT. For further details on fees payable please consult the legal pack.

Further information

EPC Rating—6 Bradley Road EPC Rating 30|F. 6a Bradley Road EPC Rating 30|F.

Council Tax Band—B.

Solicitors—Mr Hugo Macloskey of Hopleys GMA, 39 King Street, Wrexham, LL11 1HR. Tel: 01978 291322.



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