



6

Wrexham | | LL13 8LW

£339,000

MONOPOLY[®]

BUY ■ SELL ■ RENT



6

Wrexham | | LL1 3 8LW

"INVITATION FOR INVESTORS to Purchase a RECENTLY Renovated Shop, with Four RECENTLY Renovated STUDIO APARTMENTS Above"

This is an excellent opportunity for an INVESTOR to Purchase this Shop (15.479M X 3.203M) and Studio Apartments, which are located in the City Centre of Wrexham.

These Studio Apartments are Open plan living, comprising of Newly fitted Modern Kitchen, also a Modern Shower room.

Located in the City centre there are all amenities associated with city living, including Shops, Restaurants, and Bars.

Floorplans attached for all Apartments.

- IDEAL INVESTMENT OPPORTUNITY TO PURCHASE FOUR 1 BEDROOM STUDIO APARTMENTS
- SHOP WITH BASEMENT
- NO CHAIN
- RECENTLY REFURBISHED
- LOW MAINTENANCE PROPERTIES
- OPEN PLAN
- IDEAL TO ADD TO A PORTFOLIO.
- SUPERB CITY CENTRE LOCATION



SHOP WITH BASEMENT BELOW

15.479M X 3.203M

APARTMENT ONE

23'7" x 14'2" (7.19m x 4.32m)

These Studio Apartments are Open plan living, comprising of Newly fitted Modern Kitchen, also a Modern Shower room.

APARTMENT TWO

20'8" x 12'11" (6.30m x 3.94m)

These Studio Apartments are Open plan living, comprising of Newly fitted Modern Kitchen, also a Modern Shower room.

APARTMENT THREE

23'7" x 14'2" (7.19m x 4.32m)

These Studio Apartments are Open plan living, comprising of Newly fitted Modern Kitchen, also a Modern Shower room.

APARTMENT FOUR

20'6" x 13'4" (6.26m x 4.08m)

These Studio Apartments are Open plan living, comprising of Newly fitted Modern Kitchen, also a Modern Shower room.

Additional Information

The owner advised the leases for the apartments will be 999years but is yet to be drawn up.

No Rates Payable

Maintenance contract for the fire alarm if potential buyer is interested.

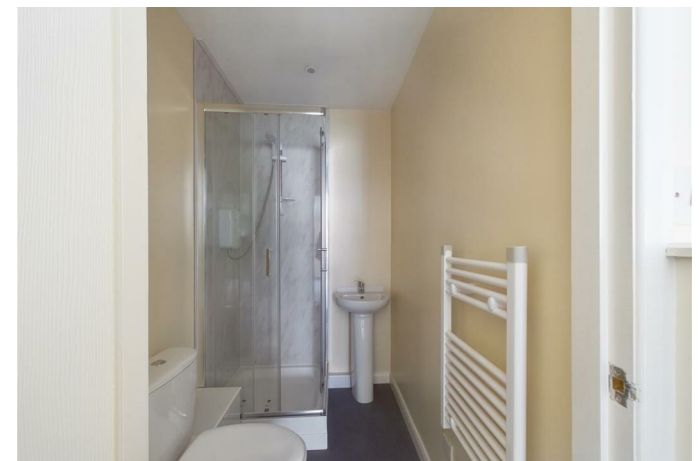
MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to

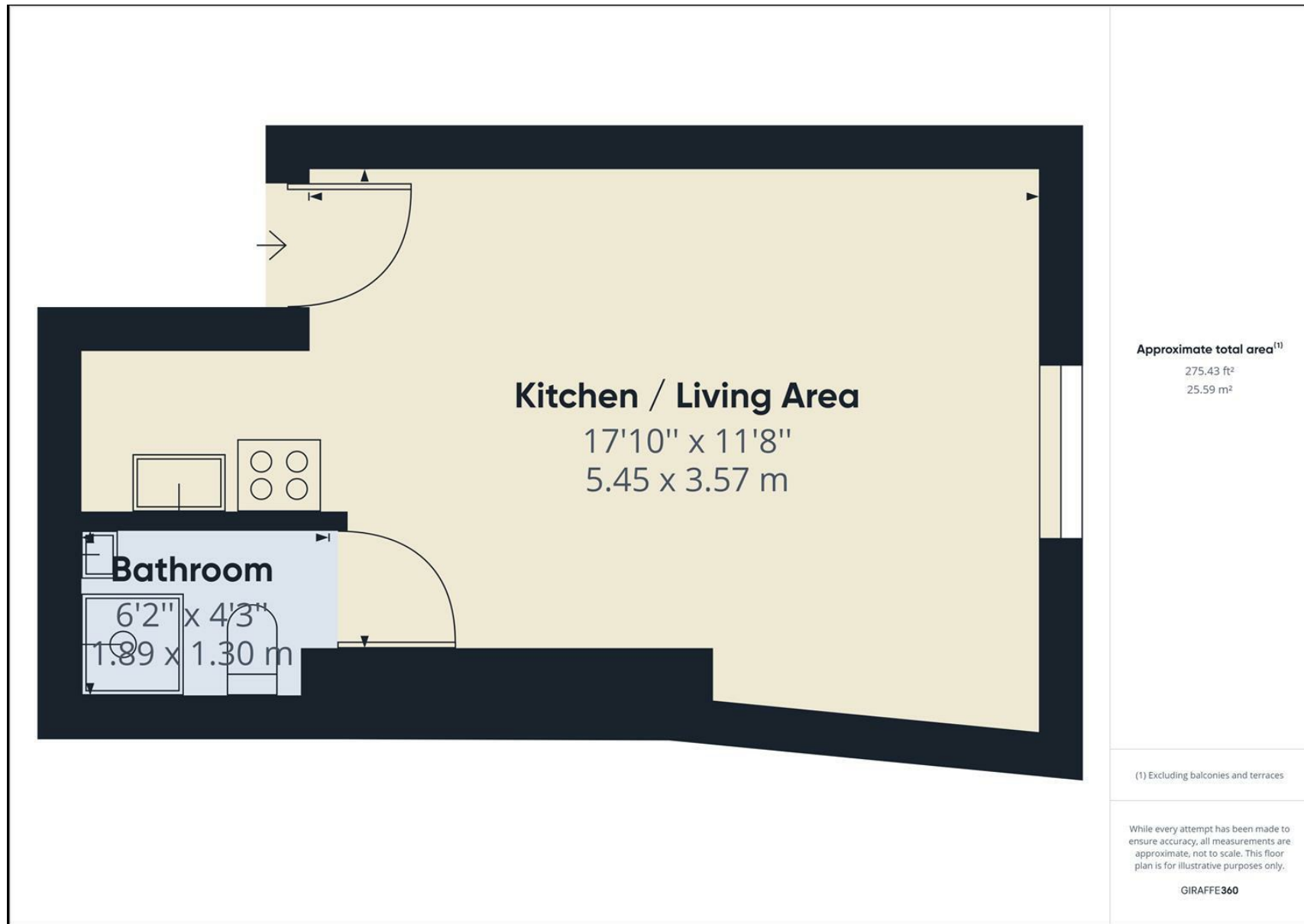
find out more.

Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage



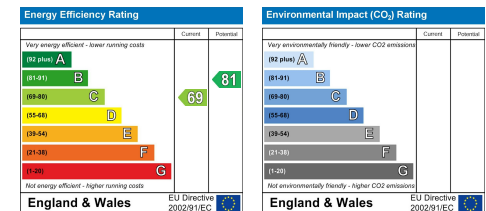




MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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