

*** Freehold Residential Investment Property * Gross Yield of 6.5% * Excellent location on edge of Town Centre * Gated Development of 18 x 1&2 Bedroomed Apartments * Fully let on Assured Shorthold Tenancies with current rental income of £140,220 pa * Purpose Built in 2016**



JP Highgate Court Bridge Street, LL13 7HT

www.jonespeckover.co.uk

This gated residential development is situated on the edge of Wrexham Town Centre, within walking distance of all Town Centre amenities, as well as the Maelor Hospital and Glyndwr University. Wrexham is the Principal commercial centre of North Wales having an urban population of around 61000 and is a centre for Manufacturing, Retail, Education and Administration.

It enjoys excellent road communication with all surround centres of commerce, including Chester (13 miles), Liverpool (35 miles) and Manchester (57 miles).

DESCRIPTION

Highgate Court is a gated residential development, constructed in 2016 to provide 18 apartments (9 two bedroom and 9 one bedroom). It occupies a slightly elevated position with direct vehicular access off Bridge Street, one of the main arterial routes into the city centre. Garden areas are provided to the rear of some of the ground floor apartments and there is block paved allocated car parking for each unit.

Each apartment is fitted out to a good standard with open plan kitchen/living areas, modern bathrooms and gas fired central heating throughout.

Two bedroom apartments - Gross internal area 769 sq.ft - 821 sq.ft.

One bedroom apartments - Gross internal area 416 sq.ft - 476 sqft.

Total Gross internal area 9987 sq.ft (928 sq.m)

COUNCIL TAX

One bedroom apartment Band B

Two bedroom apartment Band C

SERVICES

Mains electricity, water and drainage are installed, together with gas fired central heating to all radiators.

TENURE

Freehold - Tenancies

SERVICING AND MAINTENANCE COSTS

Costs in respect of CCTV, security gates servicing, window cleaning, upkeep of communal area, landlords electric management supply, average approximately £5200 pa.

MONEY LAUNDERING

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport, Photo Driving Licence and a recent Utility Bill.

PLANS & PARTICULARS

These have been carefully prepared and are believed to be correct, but interested parties must satisfy themselves as to the correctness of the statements within them. No person in the employment of Jones Peckover, the Agents, has any authority to make or give any representation or warranty

whatsoever in relation to this property, and these particulars do not constitute an offer or contract. Certain boundary lines may not accord with those identified on the plans accompanying this brochure and some internal divisions may have been removed since the Ordnance Survey compiled the relevant Map Editions.

ENERGY PERFORMANCE CERTIFICATE

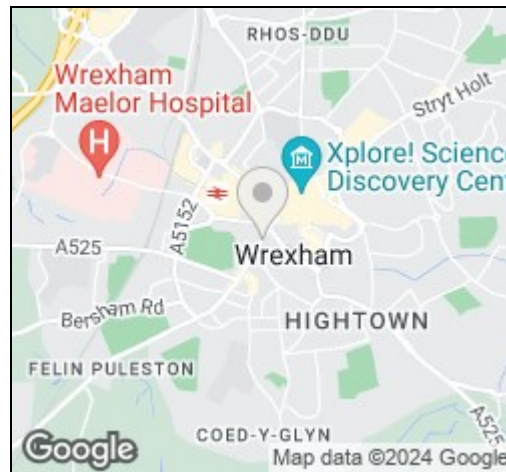
All apartments have an EPC of 'C'

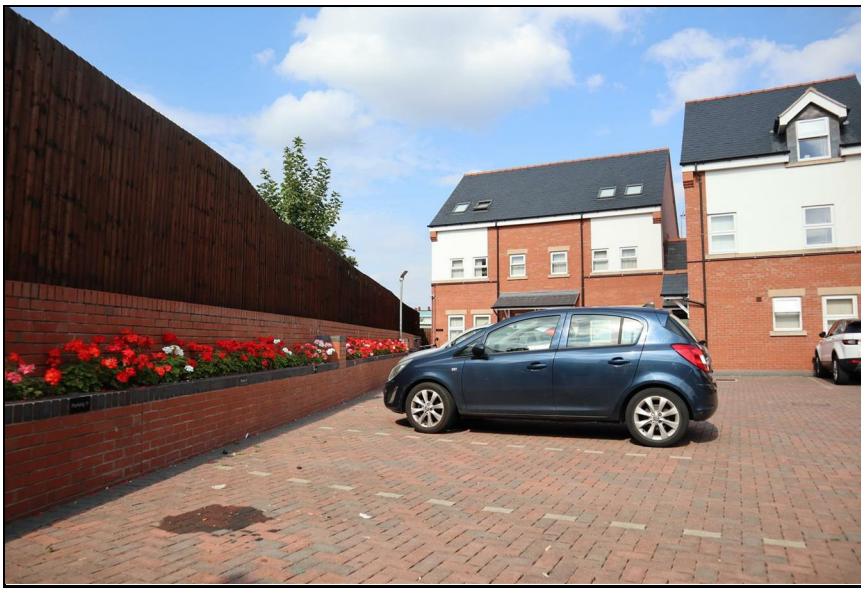
VIEWING

By arrangement with the Agents:
 Jones Peckover 01745 832240
 Email: abergele@jonespeckover.com



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





MISREPRESENTATION ACT

Messrs. Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:- 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Jones Peckover has the authority to make or give any representation of warranty whatever in relation to this property.



33 High Street, Wrexham, LL13 8LD wrexham@jonespeckover.com T. 01978 364283 F. 01978 291718
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