

# BOWEN

PROPERTY SINCE 1862



Guide Price £495,000

2 Fairy Road, Wrexham LL13 7PR

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🛏 1 Bedroom

🚿 1 Bathroom



## 2 Fairy Road, Wrexham LL13 7PR



### General Remarks

A high quality conversion of a period property into six, self-contained residential flats together with a block of five lock-up garages situated in the Fairy Road Conservation Area within a wide range of day-to-day amenities including Bellevue Park. The property has a communal garden area and parking facility and has enjoyed excellent occupation rates. The whole now comprises a rare opportunity to acquire a high-yield investment.

**Accommodation:** The accommodation is as per the attached floor plan.

**Occupation:** All six flats are let under Renting Homes Wales legislation to contract holders. Details of current rents passing are available from the Agents Wrexham Offices. In addition to six residential flats, the property has five separately let lock-up garages.

**Income:** Details of the current income produced is available upon request from the Agents Wrexham Offices.

### Energy Performance Certificates:

Each flat Unit has EPC future-proofing to pre-meet the tightening of the Energy Act requirements being proposed for 2030.

Flat A - Band 'C' - expiry June 2033

Flat B - Band 'C' - expiry June 2033

Flat C - Band 'C' - expiry September 2032

Flat D - Band 'C' - expiry June 2029

Flat E - Band 'C' - expiry June 2033

Flat F - Band 'C' - expiry August 2031

**Electrical Safety:** Electrical Safety Certification is in place for the property and NICEIC certification available confirming the property has had a full rewire, including the installation of consumer unit(s) complete with RCBOs, surge protection and sub-main. Verification certification available of condition of existing equipment being adequate and fit for continued use with earth and bonding arrangements adequate.

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



**Fire Safety:** Independent verification of smoke and heat detectors at property. Property compliant with fire-escape having internal fire-doors and emergency exit lighting.

**Gas Safety:** Each unit has compliant gas safety certification. Five of six flats have radiator central heating systems effected by gas-fired combination boilers. One unit has an electrical hot water and heating system.

**Air Circulation Systems:** Some units incorporate air movement systems and ducting to improve interior ventilation to all the units.

**Tanking:** First-floor units incorporate tanked floor systems to mitigate potential of bathroom leaks from upstairs to downstairs units.

**Outside:** The property occupies a level walled plot with garden area to the side. The front door is approached by a pathway from the car parking area at the rear. The car parking area also gives access to the five garages.



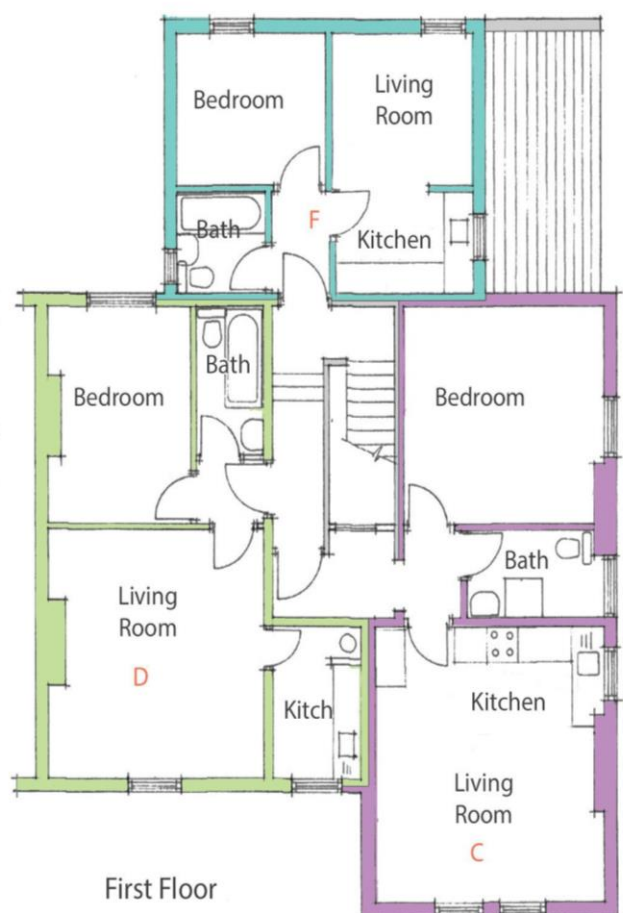
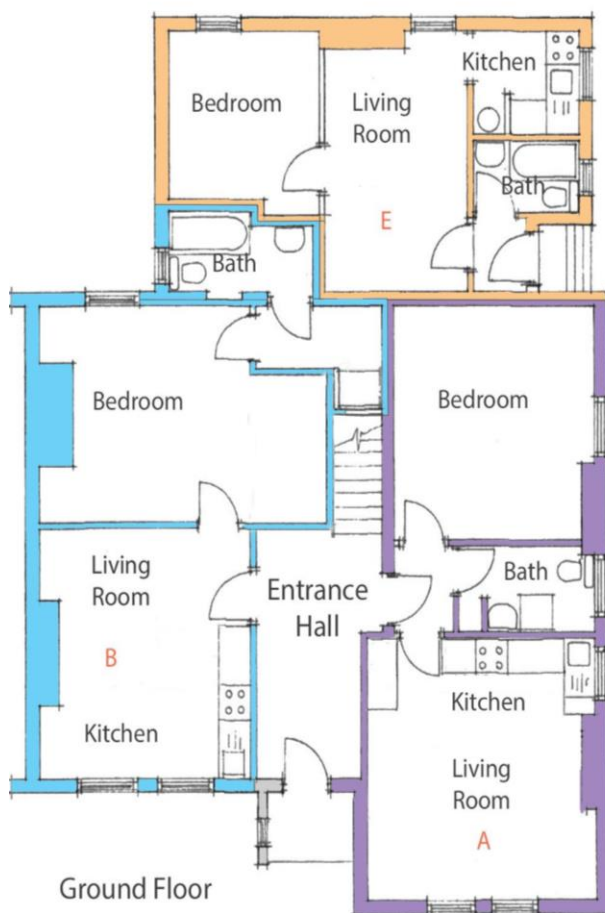
At the rear of the property there is an additional communal drying area and a garden, whilst to the side there is a communal bin store. The basement area is approached via an external door and accommodates the individual meters etc.

**Tenure:** The property is offered for sale as a whole on the basis of the freehold interest (Land Registry Title Number CYM70353), subject to individual occupations of each of the flats and garaging.

**Services:** Mains water, gas, electricity and foul drainage are connected to the property subject to statutory regulations. The property has a CCTV monitoring system. Each flat is independent connected to meters for gas and electricity usage.

**Viewing:** By prior appointment with the Agents.

**Directions:** From the Agent's Wrexham Offices proceed up Regent Street to the traffic lights at which turn left onto Bradley Road. At the roundabout continue ahead and arriving at the traffic lights continue ahead again onto Victoria Road. At the roundabout with Fairy Road continue ahead again. The property will be observed on the right-hand side at the corner of the junction with Court Road. The car park to the property is approached off Court Road.



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.