





Apartments 1-6 The Old Bakery, Seven Stars Road, Welshpool,  
SY21 7JE  
Guide Price £625,000

CALLING ALL LANDLORDS - an excellent investment opportunity to add to your portfolio by purchasing this block of 6 apartments located in a central area of Welshpool. Each apartment has been individually designed to make the most of the space. There are 5 parking spaces outside. All apartments are currently let on AST.



**DESCRIPTION**

The Old Bakery was converted into apartments in 2011 and has been finished to a high standard throughout. The property provides modern living in a quiet but central location which has been popular on the rental market. All apartments are currently let and the annual income is £37,200 giving a gross yield of 5.952% based on the current asking price. Located in a town center location, they are within walking distance of all local amenities. Further parking facilities are close by should tenants require further parking.

**APARTMENT 1**

A ground floor two bedroom apartment with entrance hall, sitting room, kitchen and bathroom.

**APARTMENT 2**

A first floor one bedroom apartment with entrance hall, sitting room, kitchen, bedroom, dressing room and shower room.

**APARTMENT 3**

A one bedroom apartment set over two floors (1st & 2nd floors) with open plan sitting room/dining room/kitchen, bedroom and shower room.

**APARTMENT 4**

A one bedroom second floor apartment with open plan sitting room/dining room/kitchen, bedroom and shower room.

**APARTMENT 5**

A one bedroom second floor apartment with open plan sitting room/dining room/kitchen, bedroom and shower room.

**APARTMENT 6**

A second floor, one bedroom split level apartment with open plan sitting room/dining room/kitchen, bedroom and bathroom.

**GENERAL NOTES****TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

**SERVICES**

We are advised that there is mains electric, water and drainage. Gas central heating. We would recommend this is verified during pre-contract enquiries.

**BROADBAND**

Data taken from On The Market

Download Speed: Ultrafast 1000Mbps. Mobile Service: Likely

**FLOOD RISK**

Very Low Risk.

**COUNCIL TAX BANDING**

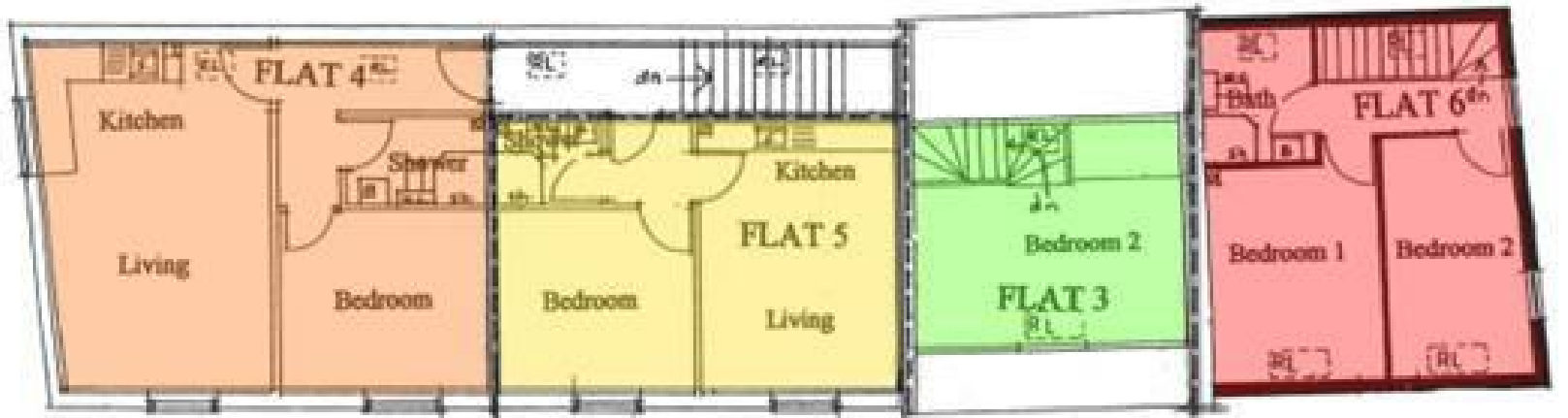
We understand the council tax band is A. We would recommend this is confirmed during pre-contact enquires.

**SURVEYS**

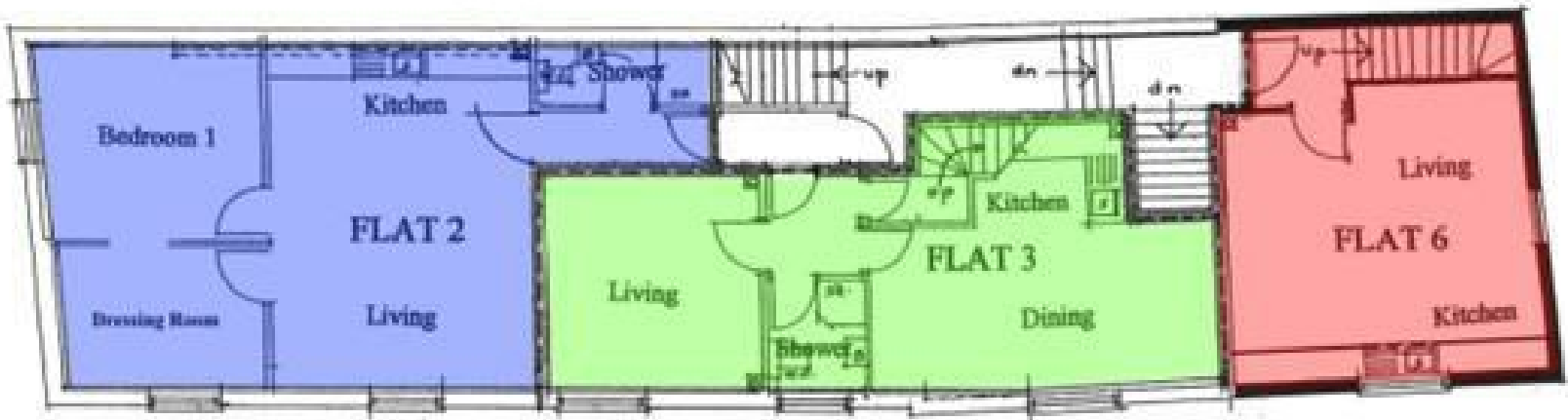
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

**REFERRAL SERVICES:** Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

Floor Plan  
(not to scale - for identification purposes only)



SECOND FLOOR



FIRST FLOOR

**Local Authority:** Powys County Council  
**Council Tax Band:** A  
**EPC Rating:** APT 2 - B. APTS 1,3,4,5,6 - C  
**Tenure:** Freehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

#### **Directions:**

By Foot: From the town centre proceed up Broad Street. Take the right turn before the Town Hall and then turn left. Continue walking towards what was Sainsburys and the Old Bakery can be seen on your left hand side as you approach the old supermarket car park. By Car: From the town centre proceed up the one way system via Broad Street onto the High Street then take the right turn onto Jehu Road. Take the next right onto Brook Street and then turn right into the car park. The Old Bakery will be found at the end of this no through road.

### **Viewing arrangements**

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Welshpool Office:  
1 Berriew Street, Welshpool, Powys, SY21 7SQ  
welshpool@rogerparry.net

01938 554499



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.