

# TENANTED PROPERTY AUCTION PACK



## INVESTMENT INFORMATION

Hedd Wyn Apartments,  
Wrexham, LL13

228103516





## PROPERTY DESCRIPTION

Our latest listing is in Hedd Wyn Apartments, Wrexham, LL13

Rent currently agreed with tenant of **£525** per calendar month which calculates to a **6.7%** Gross Yield for investors.

This property has a potential to rent for **£669** which would provide the investor a Gross Yield of **8.5%** if the rent was increased to full market rate.

**With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.**

**Please read full legal pack for detailed property information.**

**Don't miss out on this fantastic investment opportunity...**



Hedd Wyn Apartments,  
Wrexham, LL13

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## Property Key Features

1 bedroom

1 bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £525

Market Rent: £669

# Lounge



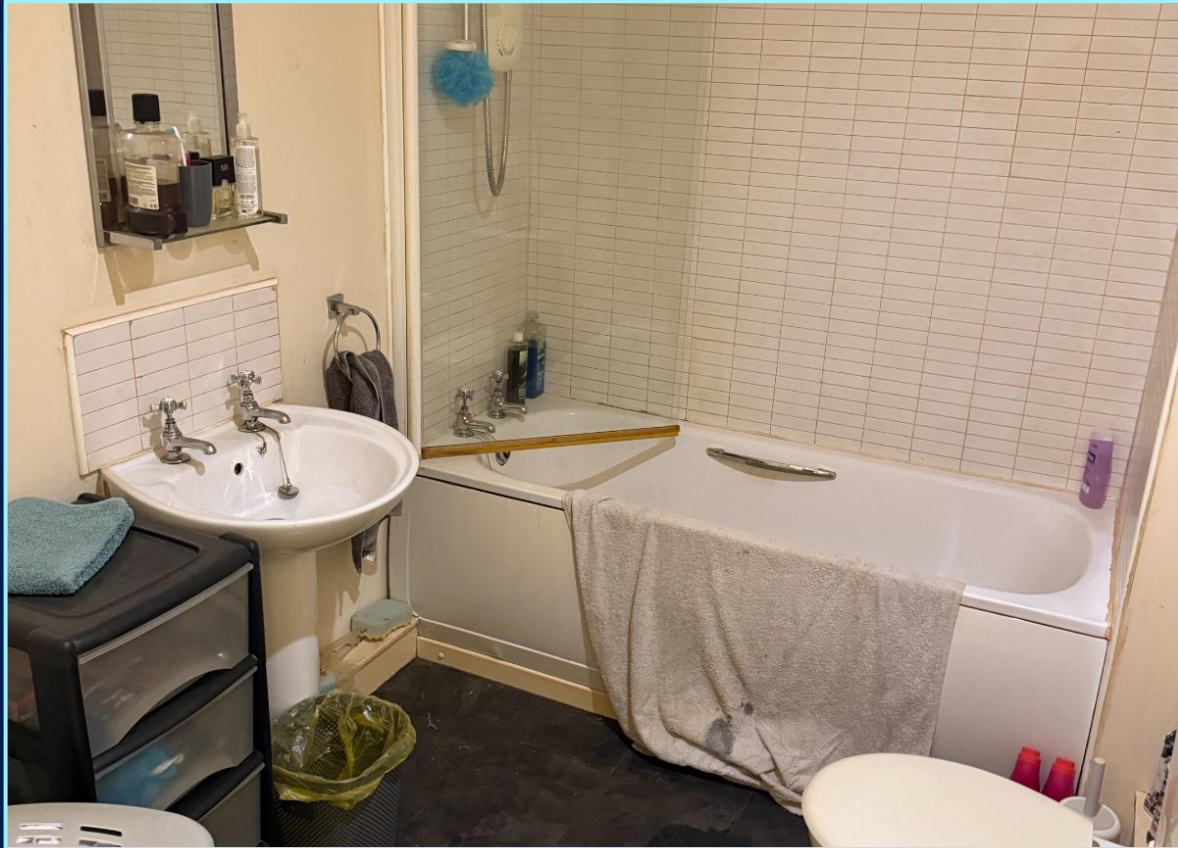
# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Purchase Outlay



## ASSUMED PURCHASE PRICE

**£94,500**

10% Deposit (£5,000 Minimum)    **£9,450**

Buyers Premium    **£6,000**

Paid On Accepted Bid    **£15,450**

Purchase Balance    **£85,050**

SDLT Charge    **£4,725**

Est. Legal Fees    **~£1,000**

Balance Paid On Settlement    **£90,775**

Your total all in costs would be ~£90,775 after taxes and fees based on a purchase price of £94,500. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

# Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £97,000.



£97,000

## 1 bedroom flat for sale

+ Add to report

Corunna Court, Wrexham

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Jul 2024 to 4 Oct 2024 (90 days) by Bowen, Wrexham

One Bedroom Apartment | Top Floor | Modern Kitchen | Neutrally Decorated | White Four Piece Bathr...



£95,000

## 1 bedroom apartment for sale

+ Add to report

Corunna Court, Wrexham

NO LONGER ADVERTISED

SOLD STC

Marketed from 17 Dec 2024 to 26 Feb 2025 (71 days) by Reid and Roberts, Wrexham

IDEAL FIRST TIME PURCHASE / INVESTMENT | NO ONWARD CHAIN | SECOND FLOOR APARTMENT |

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £685 based on the analysis carried out by our lettings team.



**£685 pcm**

## 1 bedroom flat

Corunna Court, Wrexham, LL13

**NO LONGER ADVERTISED**

Marketed from 22 Sep 2025 to 13 Oct 2025 (20 days) by Northwood, Wrexham

[+ Add to report](#)

One Bedroom | Ground Floor Apartment | Kitchen c/w/ Appliances | Private Parking | Gated Community



**£675 pcm**

## 1 bedroom apartment

Sandhurst Apartments, Corruna Court, Wrexham

**NO LONGER ADVERTISED**

**LET AGREED**

Marketed from 13 May 2026 to 16 Jun 2026 (34 days) by Beresford Adams Lettings, Wrexham

[+ Add to report](#)

EPC - B | Holding Deposit - £155 | Security Deposit - £775 | Council Tax Band - B



Hedd Wyn Apartments, Wrexham, LL13

**PROPERTY ID: 228103516**

Interested in this  
**property investment?**

Call us on  
**0161 394 2637**

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.