

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Stockwell Grove, Wrexham,
LL13

228651663





PROPERTY DESCRIPTION

Our latest listing is in Stockwell Grove, Wrexham, LL13

Rent currently agreed with tenant of **£550** per calendar month which calculates to a **6.7%** Gross Yield for investors.

This property has a potential to rent for **£644** which would provide the investor a Gross Yield of **7.8%** 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...



Stockwell Grove,
Wrexham, LL13

228651663

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: £550

Market Rent: £644

Lounge



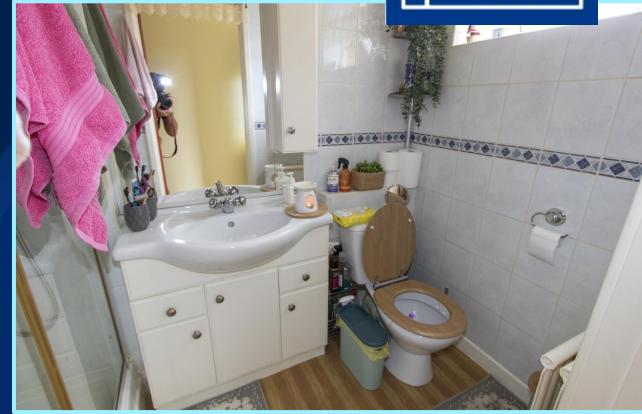
Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£30,000

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

Buyers Premium **£6,000**

Paid On Accepted Bid **£11,000**

Purchase Balance **£25,000**

SDLT Charge **£0**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£26,000**

Your total all in costs would be ~£26,000 after taxes and fees based on a purchase price of £30,000. 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 £140,000.



£140,000

1 bedroom flat for sale

Rhosnesni Lane, Wrexham, LL12

CURRENTLY ADVERTISED

SOLD STC

Marketed from 28 Jul 2026 by Monopoly Estate Agents, Rossett

+ Add to report



£110,000

1 bedroom flat for sale

Tuttle Street, Wrexham, LL13

CURRENTLY ADVERTISED

Marketed from 6 May 2026 by Beresford Adams, Wrexham

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our lettings team.



£850 pcm

1 bedroom flat

Kings House, Wrexham, LL11

NO LONGER ADVERTISED

Marketed from 3 Jun 2026 to 20 Jun 2026 (16 days) by OpenRent, London

+ Add to report



£800 pcm

1 bedroom flat

Caxton Place, Wrexham, LL11

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Jul 2026 to 11 Aug 2026 (34 days) by Belvoir, Wrexham

+ Add to report



Interested in this
property investment?

Call us on
0161 394 2637

Stockwell Grove, Wrexham, LL13

PROPERTY ID: 228651663

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.