

# BOWEN

PROPERTY SINCE 1862



Offers in region of £150,000

9 Egerton Street,  
Wrexham LL11 1LW

2 Bedrooms

1 Bathroom

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Wrexham LL11 1LW



## Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice from the Mortgage Advice Bureau. For a copy of our guide in selecting the right mortgage for you, simply contact any one of our friendly in office teams.

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

### General Remarks

FREEHOLD INVESTMENT PROPERTY - CITY CENTRE PROPERTY WITH GROUND FLOOR RETAIL OF APPROXIMATELY 70 SQ.M. CURRENTLY LET AS A HAIRDRESSING SALON ON A THREE YEAR LEASE WITH VACANT TWO BEDROOM FLAT ABOVE. CITY CENTRE LOCATION CLOSE TO McDONALDS, LLOYDS BANK, HSBC AND OTHER MAJOR RETAILERS.

### Accommodation

**Main Shop:** 14' 11" x 22' 6" (4.55m x 6.86m) Glazed entrance door. Laminate timber effect flooring. Ceiling lighting. Spiral staircase off to basement store. Air-conditioning unit.

**Rear Shop:** 9' 4" x 11' 4" (2.84m x 3.45m) Laminate timber effect flooring. Ceiling lighting. Air-conditioner. Security shutter protecting right of way in favour of former Ecclestones predominantly for purposes of fire escape.

**Store Room:** 8' 11" x 5' 11" (2.72m x 1.80m)

**WC:** With fitted suite.

**Basement/Store:** 13' 8" x 10' 9" (4.17m x 3.28m) Fitted sink unit. Telephone point.

**On The First Floor:** Approached by an external metal staircase.

**The Flat:** Comprises :-

**Dining Kitchen:** 12' 1" x 10' 8" (3.68m x 3.25m) Fitted maple finished base and wall cabinets with a built-under electric oven and inset electric hob, washing machine and upright fridge freezer. Electric night storage heater. Wood laminate floor.



**Living Room:** 15' 0" x 11' 7" (4.57m x 3.53m) including staircase leading off with understairs storage cupboard. Wood laminate floor. Electric night storage heater. Two sash windows.

**On The Second Floor:**

**Landing:** to:

**Bedroom 1:** 12' 0" x 10' 7" (3.65m x 3.22m) Timber framed double glazed window. Electric night storage heater.

**Bedroom 2:** 11' 6" x 9' 1" (3.50m x 2.77m) including corner cylinder cupboard. Electric night storage heater.

**Shower Room:** 7' 3" x 5' 6" (2.21m x 1.68m) maximum. Fitted three piece white suite comprising a pedestal wash hand basin, close coupled w.c. and corner shower tray with screen enclosure and a "Topaz" electric shower.

**Outside:** Roof Garden above part of the Ground Floor with a lightweight storage cupboard.

**Services:** Mains water, electricity and drainage are connected subject to statutory regulations.

**Rateable Value:** From an online enquiry with the Valuation Office website it is understood that the RV for the property is £9,600. The Flat has a Council Tax Band of "B". The Flat has an EPC of 36/F.

**Directions:** From our office proceed along Regent Street towards McDonalds. At that point turn left into Egerton Street where the property can be seen on the left-hand side.







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