

# BOWEN

PROPERTY SINCE 1862



Offers in the region of £380,000

Yale Lodge, Ruabon Road,  
Wrexham LL13 7PG

🛏 2 Bedrooms

🚿 1 Bathroom

# Yale Lodge, Ruabon Road, Wrexham LL13 7PG



## General Remarks

The property comprises a purpose built block of three two-bedroom apartments arranged over three floors with independent access to the ground floor apartment and a communal staircase serving the upper floors. The property was built in 2015. All three apartments are currently let. The rents have been increased from September 2023 and the total rents will be £21,780 per annum. The freehold of the building is offered subject to existing tenancies but offers for individual apartments may also be considered on a long leasehold basis. EPC Rating Flat 1 - 79|C. EPC Rating Flat 2 - 82|B. EPC Rating - Flat 3 - 74|C.

**Location:** "Yale Lodge" occupies a secure walled and fenced corner site with separate pedestrian and vehicular electrically controlled access gates. It is within a Conservation Area approximately half a mile equidistant between the city centre and the open walks available within the grounds of Erddig National Trust. There are wide ranging day to day shopping and other social amenities virtually on the door-step.

## Accommodation

**FLAT 1:** Entrance Hall: 10'6" x 3'11" (3.20m x 1.20m). Living Room: 12'9" x 12' maximum (3.89m x 3.65m maximum). Dining Kitchen: 17'6" x 13'3" maximum (5.35m x 4.04m maximum). Bedroom 1: 11'4" x 10'10" (3.46m x 3.30m). Bedroom 2: 9'4" x 7' (2.83m x 2.15m). Bathroom: 7' x 5'6" (2.15m x 1.67m).

**FLATS 2 AND 3:** Landing. Hall. Living Room: 12'6" x 11'2" maximum (3.80m x 3.40m maximum). Dining Kitchen: 17'6" x 13'3" maximum (5.35m x 4.04m maximum). Bedroom 1: 11'4" x 10'10" (3.46m x 3.30m). Bedroom 2: 6'11" x 6'7" (2.10m x 2.00m). Bathroom: 7'3" x 5'9" (2.20m x 1.75m).

**Outside:** Small lawned garden with the Ground Floor Unit. Communal tarmacadam Parking Area.



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.

**Agent's Note:** The photograph used in the advert and brochure are library items and taken some time ago.

**Services:** All mains services are connected independently to each Apartment. Each Apartment also has an independent gas fired central heating system to radiators.

**Tenure:** Freehold. Sale subject to Tenancies. Details of the individual tenancies are available to bona fide applicants on request.

**Viewing:** By arrangement with the Agents.

**Council Tax Bands:** The Flats are all rated in Band "D".

**Directions:** For satellite navigation use the post code LL13 7PG. Leave the inner ring road at the traffic lights at the junction of Town Hill and Penybryn at which turn right.

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