



**St. Davids  
Commercial**

**FOR SALE**

Ref: SD 2604

## **Residential Investment Portfolio - £500,000**

**23 Woodlands Road, Colwyn Bay**



**RESIDENTIAL INVESTMENT PORTFOLIO - COMPRISING 7 X 2 BED SELF CONTAINED APARTMENTS. 1 LARGE SEMI DETACHED HOUSE SPLIT INTO 3 APARTMENTS. 1 BLOCK OF 4 NEW BUILD APARTMENTS BUILT IN 2009**

**£500,000 PRICE**

**CALL US 01492 534881**

**St. Davids Commercial**  
Commercial House  
17 Coed Pella Road  
Colwyn Bay  
Conwy  
LL29 7BA  
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**St Davids Property Management Ltd.**  
Address as Above  
Co. Reg. No. 02625193



23 WOODLANDS ROAD WEST, COLWYN BAY, LL29 7DH

GROUND FLOOR FLAT – 2 BED  
Let at £540.00 per calendar month  
EPC Rating 'D' expires 25/4/2032  
100m<sup>2</sup>

FIRST FLOOR FLAT – 2 BED  
Let at £485.00 per calendar month  
EPC Rating 'D' expires 25/4/2032  
72m<sup>2</sup>

SECOND FLOOR FLAT- 2 BED  
Let at £485.00 per calendar month  
EPC Rating 'D' expires 25/4/2032  
110m<sup>2</sup>

Very spacious, potential to increase the rental levels

Total Rental £1,510.00 per calendar month

4 PURPOSE BUILT APARTMENTS  
CHARLOTTE COURT, 22A WOODLANDS ROAD EAST  
COLWYN BAY, LL29 7DT

APARTMENT 1 – 2 BED  
Let at £560.00 per calendar month  
EPC Rating 'C' expires 18/4/2027  
39m<sup>2</sup>

APARTMENT 2 – 2 BED  
Let at £525.00 per calendar month  
EPC Rating 'C' expires 1/5/2029  
Extending to 47m<sup>2</sup>

APARTMENT 3 – 2 BED  
Let at £560.00 per calendar month  
EPC Rating 'C' expires 18/4/2027  
40m<sup>2</sup>

APARTMENT 4 – 2 BED  
Let at £540.00 per calendar month  
EPC Rating 'C' expires 18/4/2027  
40m<sup>2</sup>

Total income £2,185.00 per calendar month

TOTAL INCOME £44,340.00 PER ANNUM

**PRICE £500,000.00**

AVAILABLE AS A WHOLE PORTFOLIO AT £500,000.00

POTENTIAL TO SPLIT PORTFOLIO AND RE-MORTGAGE OR  
SELL SEPARATELY

OFF STREET PARKING FOR 10 CARS

St David's Commercial has not tested any fixtures and fittings and cannot therefore guarantee they are in working order. Your home is at risk if you fail to keep up repayments on a loan or mortgage secured upon it. MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). St Davids Commercial for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. JULY 2024. Subject to contract. Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors.

**£500,000 PRICE**