

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
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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
100m²

FIRST FLOOR FLAT – 2 BED
Let at £485.00 per calendar month
EPC Rating 'D' expires 25/4/2032
72m²

SECOND FLOOR FLAT- 2 BED
Let at £485.00 per calendar month
EPC Rating 'D' expires 25/4/2032
110m²

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
39m²

APARTMENT 2 – 2 BED
Let at £525.00 per calendar month
EPC Rating 'C' expires 1/5/2029
Extending to 47m²

APARTMENT 3 – 2 BED
Let at £560.00 per calendar month
EPC Rating 'C' expires 18/4/2027
40m²

APARTMENT 4 – 2 BED
Let at £540.00 per calendar month
EPC Rating 'C' expires 18/4/2027
40m²

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