

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Hedd Wyn Apartments,
Wrexham, LL13 8RQ

228103516





PROPERTY DESCRIPTION

Our latest listing is in Hedd Wyn Apartments, Wrexham, LL13 8RQ

Rent currently agreed with tenant of **£550** per calendar month which calculates to a **7.0%** Gross Yield for investors.

This property has a potential to rent for **£669** which would provide the investor a Gross Yield of **8.5%** 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...



Hedd Wyn Apartments,
Wrexham, LL13 8RQ

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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: £669

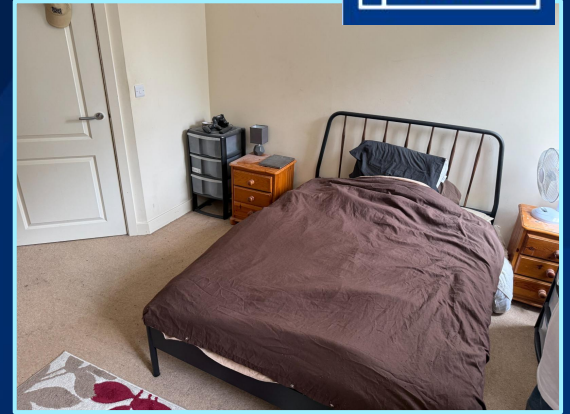
Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£94,500

10% Deposit (£5,000 Minimum) **£9,450**

Buyers Premium **£6,000**

Paid On Accepted Bid **£15,450**

Purchase Balance **£85,050**

SDLT Charge **£4,725**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£90,775**

Your total all in costs would be ~£90,775 after taxes and fees based on a purchase price of £94,500. 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 £97,000.

 £97,000	1 bedroom flat for sale Corunna Court, Wrexham NO LONGER ADVERTISED SOLD STC Marketed from 5 Jul 2024 to 4 Oct 2024 (90 days) by Bowen, Wrexham One Bedroom Apartment Top Floor Modern Kitchen Neutrally Decorated White Four Piece Bathr... + Add to report
 £95,000	1 bedroom apartment for sale Corunna Court, Wrexham NO LONGER ADVERTISED SOLD STC Marketed from 17 Dec 2024 to 26 Feb 2025 (71 days) by Reid and Roberts, Wrexham IDEAL FIRST TIME PURCHASE/INVESTMENT NO ONWARD CHAIN SECOND FLOOR APARTMENT + Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £685 based on the analysis carried out by our lettings team.



£685 pcm

1 bedroom flat

[+ Add to report](#)

Corunna Court, Wrexham, LL13

NO LONGER ADVERTISED

Marketed from 22 Sep 2025 to 13 Oct 2025 (20 days) by Northwood, Wrexham

One Bedroom | Ground Floor Apartment | Kitchen c/w/ Appliances | Private Parking | Gated Community



£675 pcm

1 bedroom apartment

[+ Add to report](#)

Sandhurst Apartments, Corruna Court, Wrexham

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 May 2026 to 16 Jun 2026 (34 days) by Beresford Adams Lettings, Wrexham

EPC - B | Holding Deposit - £155 | Security Deposit - £775 | Council Tax Band - B



Hedd Wyn Apartments, Wrexham, LL13
8RQ

PROPERTY ID: 228103516

Interested in this
property investment?

Call us on
0161 394 2637

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.