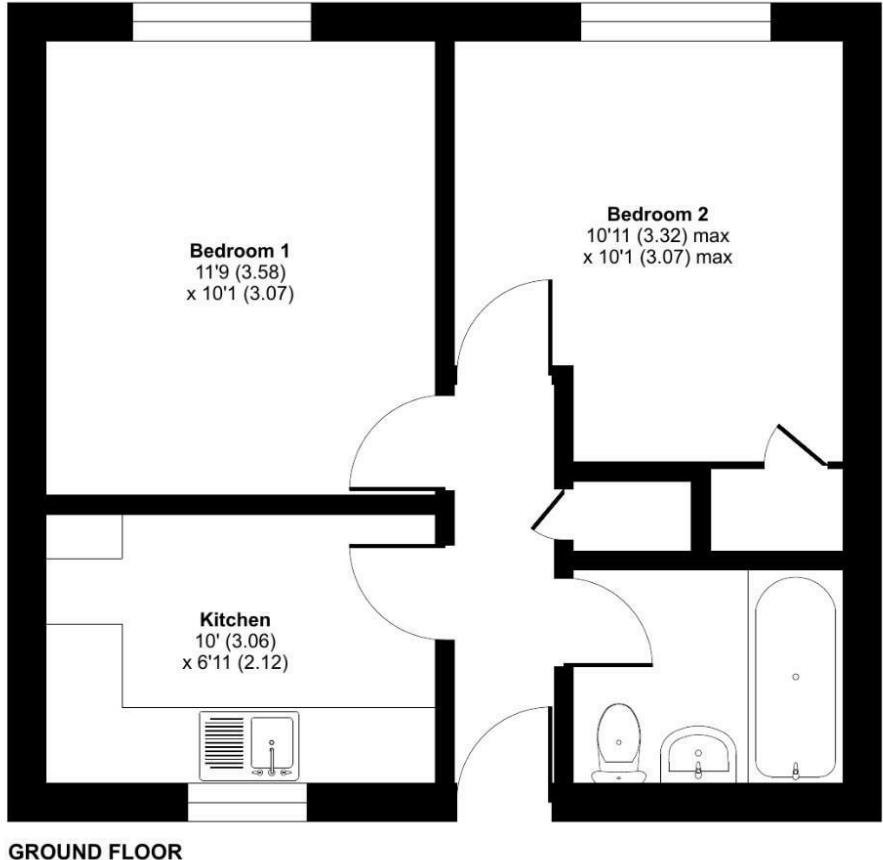


## Residential Block Of Flats, Bluebell Close, Welshpool, SY21 7NY



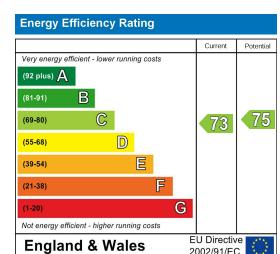
GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1382826

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

## Energy Performance Rating

**Halls**

01938 555552

**Welshpool Sales**  
14 Broad Street, Welshpool, Powys, SY21 7SD  
E: [welshpool@hallsgb.com](mailto:welshpool@hallsgb.com)



OnTheMarket.com

APPROVED CODE  
TRADINGSTANDARDS.UK

Approximate Area = 396 sq ft / 36.8 sq m  
For identification only - Not to scale



## Residential Block Of Flats, Bluebell Close, Welshpool, SY21 7NY

\*Freehold Investment Opportunity\* Six one bedroom flats (all occupied) for sale. Each flat comprises of an entrance hall, kitchen, lounge, double bedroom and bathroom with outside bin store and allocated parking space. The block currently yields 6.3% but this could be increased to 7.9%. The block is of freehold tenure. For further financial information, please contact Halls Welshpool.



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

1 Reception  
Room/s

1 Bedroom/s

1 Bath/Shower  
Room/s

- **Freehold Investment Opportunity**
- **Six one bedroom flats**
- **Currently yields 6.3% but this could be increased to 7.9%**
- **Freehold tenure**

#### Each Flat Comprises of:

Frosted double glazed entrance door leading into

#### Entrance Hall

Radiator, shelved airing cupboard, smoke alarm.

#### Kitchen

Range of base units, laminate work surfaces, Ideal gas boiler, stainless steel sink drainer unit with mixer tap, double glazed window to rear elevation, radiator, space for electric cooker, plumbing and space for washing machine, space for fridge freezer, tiled splashbacks.

#### Lounge/ Bedroom

Double glazed window to front elevation, radiator, Openreach socket, television point, heating controls.

#### Bedroom

Double glazed window to front elevation, radiator, built in wardrobe with hanging rail and shelf.

#### Bathroom

Bath, pedestal wash hand basin, low level W.C., radiator, part tiled walls, extractor fan.

#### Externally

Store room and one allocated parking space.

#### Services

Mains electricity, water, drainage and gas heating are connected at the property. None of these services have been tested by Halls.

#### Local Authority/Tax Band

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001  
The property is in band 'B'

#### Directions

Postcode for the property is SY21 7NY

What3Words Reference is playback.outlined.rebounds

#### Viewings

Strictly by appointment only with the selling agents:  
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

#### Anti Money Laundering Checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

#### Websites

Please note all of our properties can be viewed on the following websites:

[www.hallsgb.com](http://www.hallsgb.com)  
[www.rightmove.co.uk](http://www.rightmove.co.uk)  
[www.onthemarket.com](http://www.onthemarket.com)