



Four Apartments For Sale  
Three with Two Bedrooms  
One Apartment with One Bedroom  
Off Road Parking  
Annual Rental Income of £32,000

## Denbigh Road

Nannerch, Mold, CH7 5RH

Offers In The Region Of £530,000



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### Property Description

Reid & Roberts are delighted to offer to the market this exclusive block of four apartments, presenting a fantastic investment opportunity for those seeking a lucrative addition to their rental portfolio. Situated in a sought-after location, this property has generated an annual rental income of £32,000 up until this year, with one current tenant in situ. The block offers significant potential for investors, including the opportunity to raise rental prices to align with current market rates.

The block comprises four stylish apartments, all benefiting from access to a communal entrance, a shared garden, and private parking for each unit. The two ground-floor apartments have been recently redecorated throughout and feature brand-new carpets. The apartments offer en-suite shower room and three piece bathrooms, loft style living and kitchen/breakfast rooms.

This property is an ideal investment for those looking to take advantage of the growing rental market, as well as anyone seeking a hands-on project with long-term income potential. Set in a picturesque area of outstanding natural beauty, this property is not only a fantastic investment but also offers a tranquil setting for tenants. To truly appreciate the space, location, and opportunities this property offers, we encourage potential buyers to book a viewing today!

### Accommodation Overview

The property includes four self-contained apartments:

**Two Ground-Floor Apartments:** Both offer two bedrooms and have been freshly redecorated, with new carpets enhancing their appeal. Each features a spacious lounge, a modern kitchen with integrated appliances, an en-suite shower room and well-appointed bathrooms. These apartments are bright and inviting, ideal for attracting quality tenants.

**Two First-Floor Apartments:** The first-floor accommodation includes one two-bedroom apartment and one one-bedroom apartment, both offering well-maintained interiors, modern kitchens, stylish bathrooms, and light-filled living spaces.

### Additional Features

**Communal Entrance:** The apartments share a well-maintained communal entrance, providing a secure and welcoming first impression for residents.

**Outdoor Space:** The communal garden offers a relaxing outdoor area for tenants, perfect for enjoying the warmer months.

**Private Parking:** Each apartment benefits from its own designated parking space, a much-desired feature for tenants.

### Investment Potential

With a proven track record of £32,000 per annum in rental income, this property is a prime opportunity for investors. The current rental prices have not yet been updated to reflect rising market demand, leaving significant room for future growth in revenue.

This apartment block is a flexible investment, offering both immediate rental income from the tenant in situ and the potential to attract new tenants with its well-maintained, attractive apartments. Contact Reid & Roberts today to arrange a viewing and secure this exceptional investment opportunity.

### Freehold/Leasehold and Management Information

The property is sold on a freehold basis, with the added benefit that the buyer will also become the management company for the building. This offers a unique opportunity for the purchaser to take control of the management and upkeep of the property, including any future decisions regarding maintenance, repairs, and potential future improvements.

As the management company, the buyer will be responsible for the general maintenance of the building's communal areas and shared facilities, such as the communal entrance, garden, and parking areas. Additionally, they will have the authority to set service charges for the upkeep of these shared spaces.

With this arrangement, the buyer not only secures ownership

of a well-maintained block of four apartments but also gains control over its future, allowing for flexibility in management and any potential value-added strategies. This makes the property an even more attractive prospect for an investor seeking long-term involvement in property management.

For further details regarding the leasehold arrangements and management structure, please don't hesitate to contact Reid & Roberts.

### Do You Have A Property To Sell?

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

### How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

### Looking For Mortgage Advice?

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070

### Misrepresentation Act

These particulars, whilst believed to be accurate, are for

guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

### Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

### Services

The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

### Viewings

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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