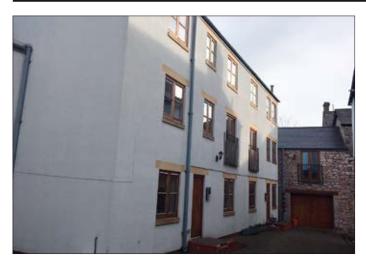
ON BEHALF OF LPA RECEIVERS

## 2 Crown Mews, Crown Lane, Denbigh, Clwyd LL16 3AA \*GUIDE PRICE £70,000+



 Residential investment producing an income of approximately £7,200 per annum. Double glazing. Central heating. Roof terraced garden.

**Description** A three storey four bedroomed modern town house property benefiting from double glazing, central heating, allocated parking and a decked roof terrace. The property is currently let by way of an Assured Shorthold Tenancy producing £7,200 per annum.



Not to scale. For identification purposes only

Situated Fronting Crown Lane which is accessed via High Street (A543) within Denbigh town centre with stunning views across the Vale of Clwyd. Denbigh is a picturesque, bustling market town steeped in history with excellent schools and facilities.

First Floor Two Bedrooms, (one with en-suite)

Second Floor Lounge, Kitchen/ Diner, Cloakroom/WC.

Outside Allocated Parking, Decked Roof Terrace Garden

**Ground Floor** Entrance Hall, two Bedrooms, Bathroom/WC