



St. Giles Court, Wrexham LL13 7NR

£825 Per Month

A fantastic opportunity to rent a 2 bedroom first floor apartment situated in the heart of Wrexham city centre. The apartment has an open plan lounge/kitchen, 2 bedrooms, en suite and 1 designated car parking space, all of which can only be appreciated when viewing the property. Situated in Wrexham city centre the apartment benefits from a wealth of local amenities on it's doorstep and excellent road access out of Wrexham for commuting. In brief the property comprises of; hallway, open plan lounge/kitchen, 2 bedrooms, en-suite and bathroom.

- 2 BEDROOM FIRST FLOOR APARTMENT
- OPEN PLAN LOUNGE/KITCHEN
- 1 DESIGNATED PARKING SPOT
- 2 DOUBLE BEDROOMS
- CLOSE TO LOCAL AMENITIES
- INTEGRATED KITCHEN APPLIANCES
- EN-SUITE
- CITY CENTRE LOCATION
- COUNCIL TAX BAND D
- VIEWING HIGHLY RECOMMENDED



Hallway

With wood effect cushioned flooring, door to a cupboard housing the hot water tank, intercom.

Open plan lounge/kitchen

A spacious, open plan lounge/kitchen with 2 double glazed windows, carpeted flooring to the lounge and cushioned flooring to the kitchen area. The kitchen is fitted with a range of wall, drawer and base units, working surface with inset 1 1/4 stainless steel sink, built in electric oven, 4 ring electric hob, stainless steel splash back and extractor fan, integrated fridge/freezer, dishwasher and washing machine.

Bedroom 1

With a double glazed window to the rear, carpeted flooring.

En-suite

Fitted with a low level w.c, wash hand basin, fully tiled walls, shower cubicle, tiled flooring, double glazed window.

Bedroom 2

With a double glazed window to the side, carpeted flooring.

Bathroom

Fitted with a low level w.c with concealed cistern, wash hand basin, bath with shower hose attachment, tiled flooring.

Outside

There is one allocated parking space with the property along with 1 visitor space. There is a paved communal roof terrace with panoramic views across Wrexham including St Giles Church, Hope Mountain and Wrexham AFC

Important Information

MONEY LAUNDERING REGULATIONS 2 0 0 3

Intending purchasers will be asked to produce

identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.



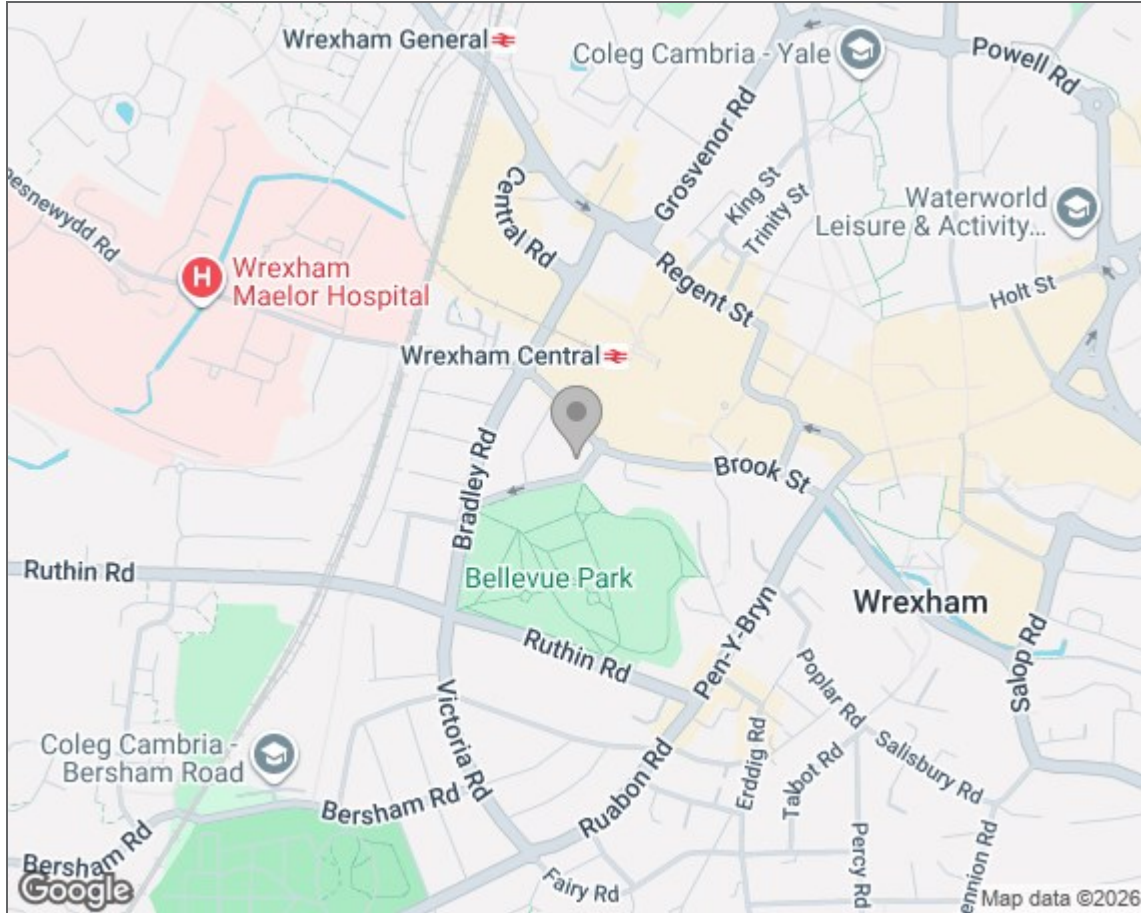




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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

MONEY LAUNDERING REGULATIONS 2003

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