



9

Wrexham | LL13 8EF

£700 PCM

MONOPOLY[®]

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We are delighted to offer for Rent this One Bedroom ground floor Apartment on the outskirts of Wrexham City centre. This apartment offers a Good sized open plan style Lounge/Kitchen/Dining Room, designated parking spaces and is within walking distance to the City Centre. Purchase. In brief the property comprises of, Entrance Hallway, Lounge/ Kitchen/ Dining Room, Bedroom and Bathroom.

- ONE BEDROOM
- GROUND FLOOR APARTMENT
- GAS CENTRAL HEATING
- CLOSE TO CITY CENTRE
- DESIGNATED PARKING



ACCOMMODATION TO GROUND FLOOR

Composite double glazed and frosted door gives access to the entrance hallway.

ENTRANCE HALLWAY

With UPVC Double glazed window to the front, radiator, tiled floor, storage cupboard, door to the lounge.

OPEN PLAN LOUNGE/ KITCHEN/ DINING ROOM

22'3" x 10'3" (6.782m x 3.1445m)

With UPVC Double glazed patio doors to front, radiator, laminate flooring, telephone point.

KITCHEN AREA

Comprising a range of wall and base cupboards with complementary worktop surfaces, incorporating built in four ring gas hob, electric oven/grill, with stainless steel extractor hood above, plumbing for washing machine, space for fridge/ freezer, tiled floor, cupboard housing gas central heating boiler, UPVC Double glazed and frosted window to the rear, spotlights to the ceiling.

INNER HALLWAY

With storage cupboard, doors off to bedroom and bathroom

BEDROOM

11'2" x 8'8" (3.410m x 2.646m)

With UPVC Double glazed window to the front, radiator, telephone point, TV point, carpeted flooring.

BATHROOM

9'4" x 8'8" (2.86m x 2.65m)

Comprising of a panel enclosed bath, shower cubicle, low level w.c., pedestal wash hand basin, UPVC Double glazed and frosted window to the rear, tiled floor, extractor fan, spotlights to ceiling.

OUTSIDE

The apartments are accessed via double electric gates, giving secure parking and having designated parking spaces

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2003

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.

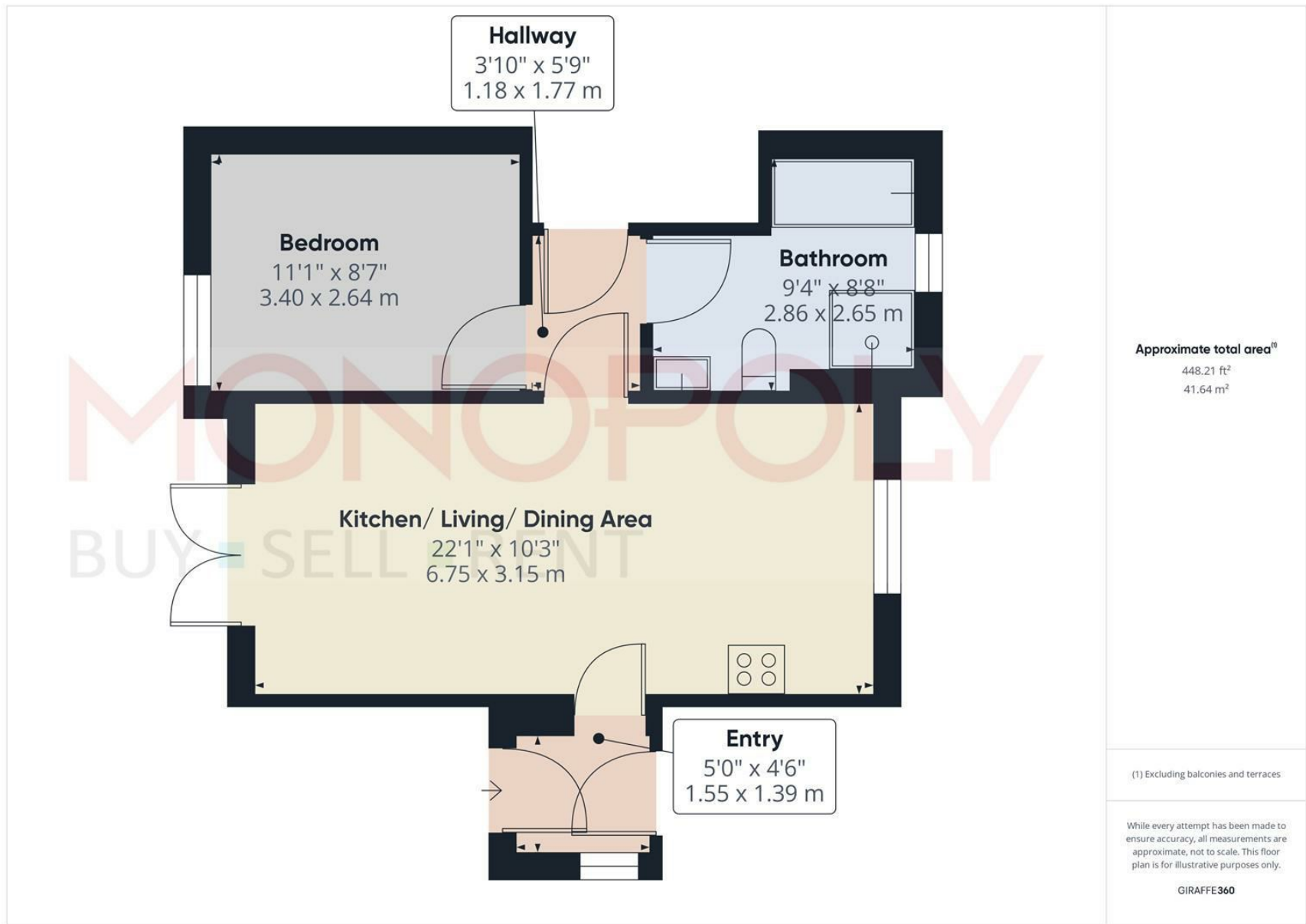
THE PROPERTY MISDESCRIPTIONS ACT 1991

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.

KEY FACTS FOR BUYERS

Please see Key Facts for buyers in Web Link.





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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Future		Current	Future
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(81-91) B		
(81-91) B			(69-80) C		
(69-80) C			(55-68) D		
(55-68) D			(39-54) E		
(39-54) E			(21-38) F		
(21-38) F			(1-20) G		
(1-20) G					
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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