



Atlea, New Broughton LL11 6UF

£850 Per Month

A well-presented two-bedroom flat located in Wrexham. The property features a generous living room with a neutral décor and plenty of natural light. The fitted kitchen offers ample cupboard space worktops, and free standing oven & hob, with a practical space for fridge. There are two well-proportioned double bedrooms, along with a neatly presented bathroom and separate WC.

Externally, the property benefits from shared communal outside area. Situated in a convenient area of Wrexham, Atlea is close to local amenities, shops, and schools, with transport links providing access to the town centre and surrounding areas. This makes it an ideal home for professionals, couples, or small families seeking a move-in ready property in a well-connected location.

- 2 Double Bedrooms
- Secure Building Access
- Close to Wrexham Maelor Hospital and Wrexham Industrial Estate / Technology Park
- EPC rating - D
- Viewings highly advised
- 1st Floor Flat
- Close to access links A483 links to Chester, Oswestry, North Wales
- On-street parking available
- Available immediately
- Local amenities nearby



Hallway

Entrance hallway accessed via a composite entrance door, lino flooring and door into the lounge and kitchen. Storage cupboard.

Kitchen

UPVC double glazed window to the rear elevation. Kitchen featuring electric appliances - hob and oven, washing machine, white walls, gray cupboards and worktops and lino flooring

Living Room

UPVC double glazed window to the front elevation, radiator, ceiling light point and carpeted flooring.

Bedroom 1

UPVC double glazed window to the front elevation, ceiling light point and carpeted flooring.

Bedroom 2

UPVC double glazed window to the rear elevation, ceiling light point and carpeted flooring.

Bathroom

Bath with electric shower over, lino flooring, sink and uPVC frosted window to the rear elevation.

WC

Standalone separate toilet

Additional 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.

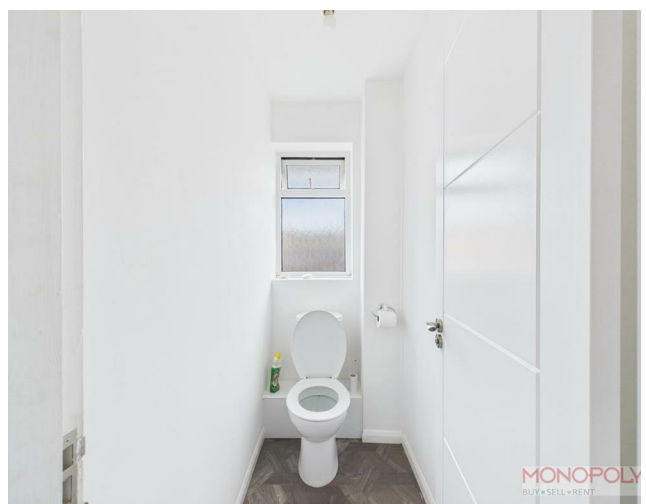
THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the

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.

Hallway 2

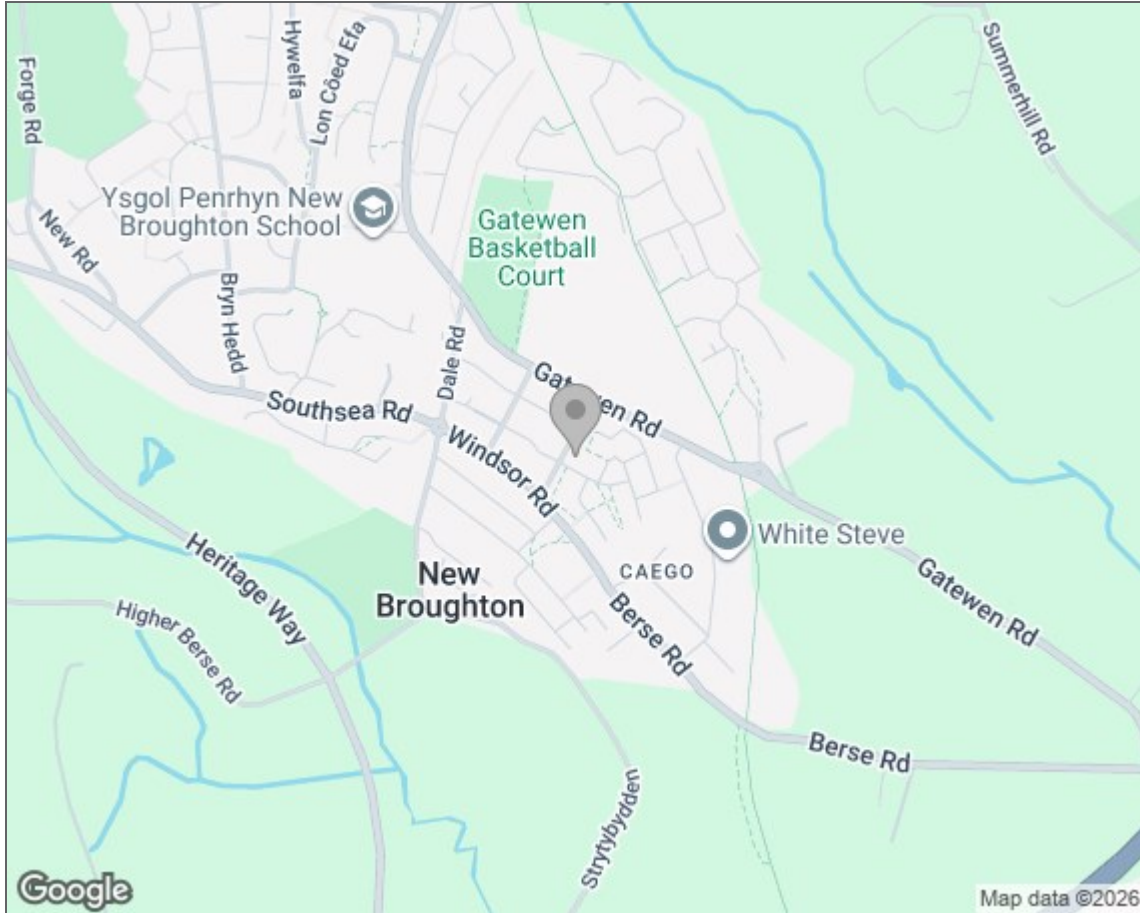
Accessed from living room, access to bedroom 1, bedroom 2, bathroom and WC. x2 storage cupboards











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	

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