



## Corunna Court, Wrexham LL13 8AP

### £130,000

Welcome to this delightful apartment located on Corunna Court, Wrexham. Built in 2008, this modern residence offers a perfect blend of comfort and convenience, making it an ideal choice for both first-time buyers and those looking to downsize. The apartment features a spacious reception room that provides a warm and inviting atmosphere, perfect for entertaining guests or enjoying a quiet evening in. With two well-proportioned bedrooms, there is ample space for relaxation and rest. The property also boasts two bathrooms, ensuring that morning routines are hassle-free and accommodating for family or guests. One of the standout features of this apartment is the provision for parking, with space available for two vehicles. This is a rare find in many urban settings and adds to the overall appeal of the property. Situated in Wrexham, residents will benefit from a vibrant community with a range of local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected, making it convenient for commuting to nearby towns and cities. In summary, this apartment in Corunna Court presents an excellent opportunity for those seeking a modern living space in a convenient location. With its thoughtful layout, ample parking, and proximity to local amenities, it is a property not to be missed. VIEWING HIGHLY RECOMMENDED!

- A WELL PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT
- WELL EQUIPPED FITTED KITCHEN
- MAIN BEDROOM WITH EN SUITE
- TWO ALLOCATED PARKING SPACES
- CONVENIENT LOCATION CLOSE TO THE CITY CENTRE
- SPACIOUS LIVING ROOM
- HALLWAY WITH GENEROUS STORAGE CUPBOARD
- BATHROOM
- GATED DEVELOPMENT
- NO ONWARD CHAIN!



## Hallway

Doors off to both bedrooms, bathroom and lounge. Walk in storage cupboard.

## Living Room

Laminate floor, two windows to front.

## Kitchen

Fitted with a range of wall and base units, complementary worktops, stainless sink/drainer with mixer tap, single oven, gas hob, extractor hood, stainless splashback, tiled splashback, window, wood effect floor.

## Bedroom One

Double bedroom with carpet, window, door to en suite.

## En Suite

Shower enclosure, hand wash basin, wall mounted mirrored cupboard, wc, frosted window.

## Bedroom Two

Wood effect floor, window to front.

## Bathroom

Panel bath with shower over, wc, hand wash basin, vinyl flooring, frosted window.

## Additional Information

Furniture available via separate negotiation.

New upvc windows installed in 2025 FENSA registered.

Full intercom door entry,

Security locks in door with spyglass fitted.

Cctv on site and a remote for the electric entry gates.

£112.33 pm Service Charge to Paramount.

£10.90 pm Grout Rent to Hawk Developments.

## Important Information

\*Material Information interactive report available in brochure section. \*

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.

## MORTGAGES

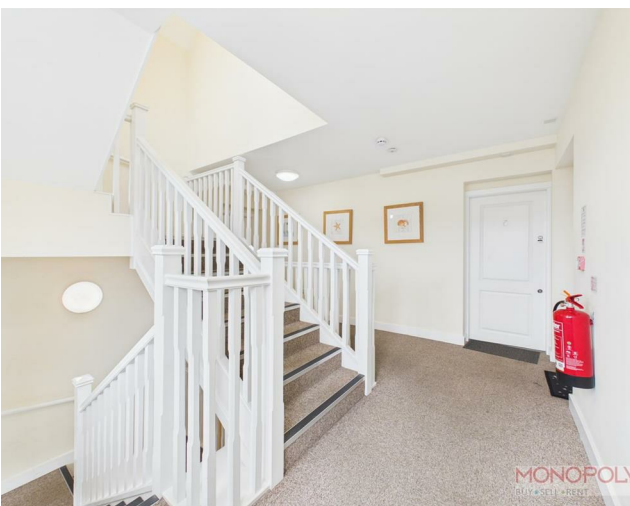
Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

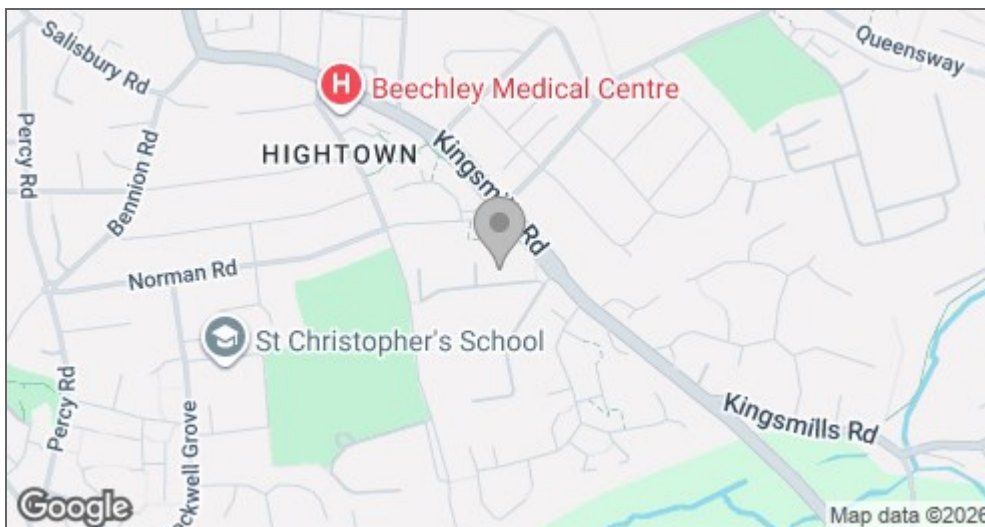
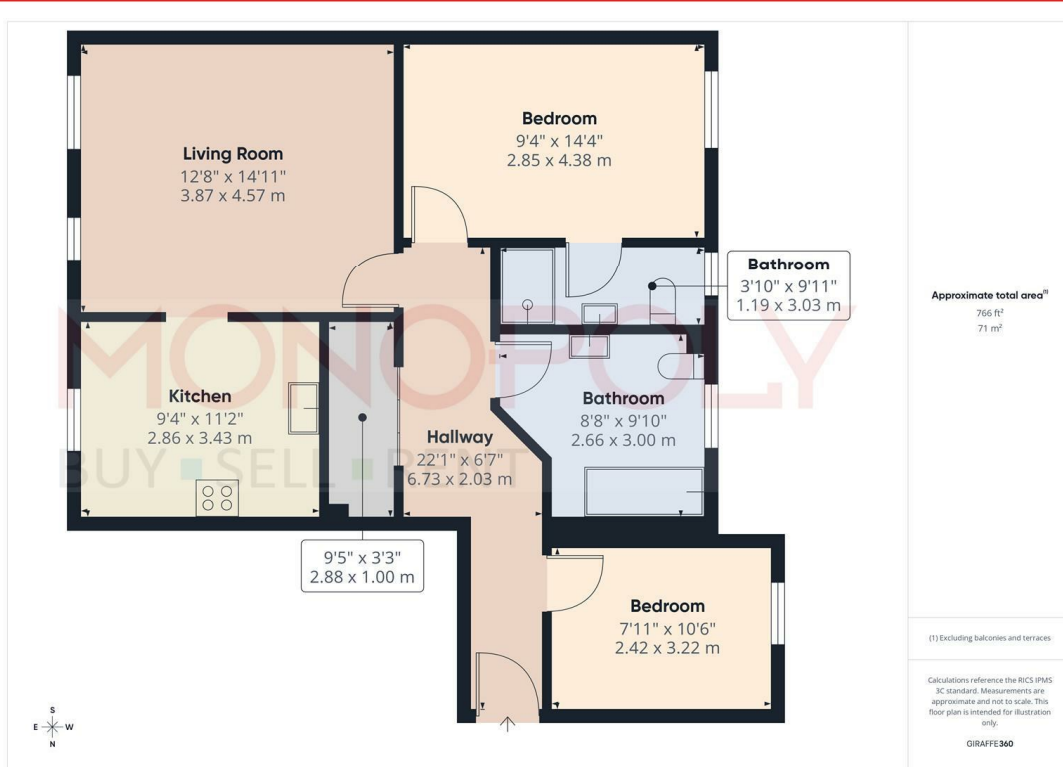
Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales		Current	Potential
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales		Current	Potential

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