



## Stabler Crescent, Wrexham LL11 2TL

### £825

A well-presented and newly refreshed two-bedroom flat located in Wrexham. This bright and spacious property has been newly decorated throughout, with fresh modern finishes and brand-new carpets. The property features a generous living room with a neutral décor and plenty of natural light, complemented by a feature fireplace. The fitted kitchen offers ample cupboard space, modern worktops, and integrated oven & hob, with a practical space for fridge and washing machine. There are two well-proportioned bedrooms, including a comfortable main bedroom with built-in storage, along with a neatly presented bathroom.

Externally, the property benefits from pleasant surroundings and a quiet residential setting. Situated in a convenient area of Wrexham, Stabler Crescent is close to local amenities, shops, and schools, with good transport links providing easy 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.

- WELL PRESENTED TWO BEDROOM FLAT
- NEW CARPETS THROUGHOUT
- KITCHEN WITH FITTED OVEN/HOB & AMPLE SPACE FOR FRIDGE & WASHING MACHINE
- COUNCIL TAX B
- CLOSE TO LOCAL AMENITIES
- NEWLY DECORATED THROUGHOUT
- WELL SIZED TWO DOUBLE BEDROOMS
- AMPLE SIZED LIVING ROOM WITH FEATURE FIREPLACE
- EPC RATING C
- VIEWINGS HIGHLY RECOMMENDED



## ENTRANCE

Entrance leading to staircase to the flat with newly fitted carpets.

## LIVING ROOM

Ample sized living room, with newly fitted carpets, feature fireplace and doubled glazed windows.

## KITCHEN

Well presented kitchen with wood effect cupboards with ample space, fitted oven & hob, space for fridge/freezer & washing machine and double glazed windows.

## BEDROOM 1

Well sized double bedroom, with newly fitted carpet, fitted wardrobes space and double glazed windows.

## BEDROOM 2

Bedroom 2 is again a well sized double bedroom with newly fitted carpets and double glazed windows.

## BATHROOM

Well presented white effect bathroom with bath/shower, toilet and sink, and double glazed windows.

## 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

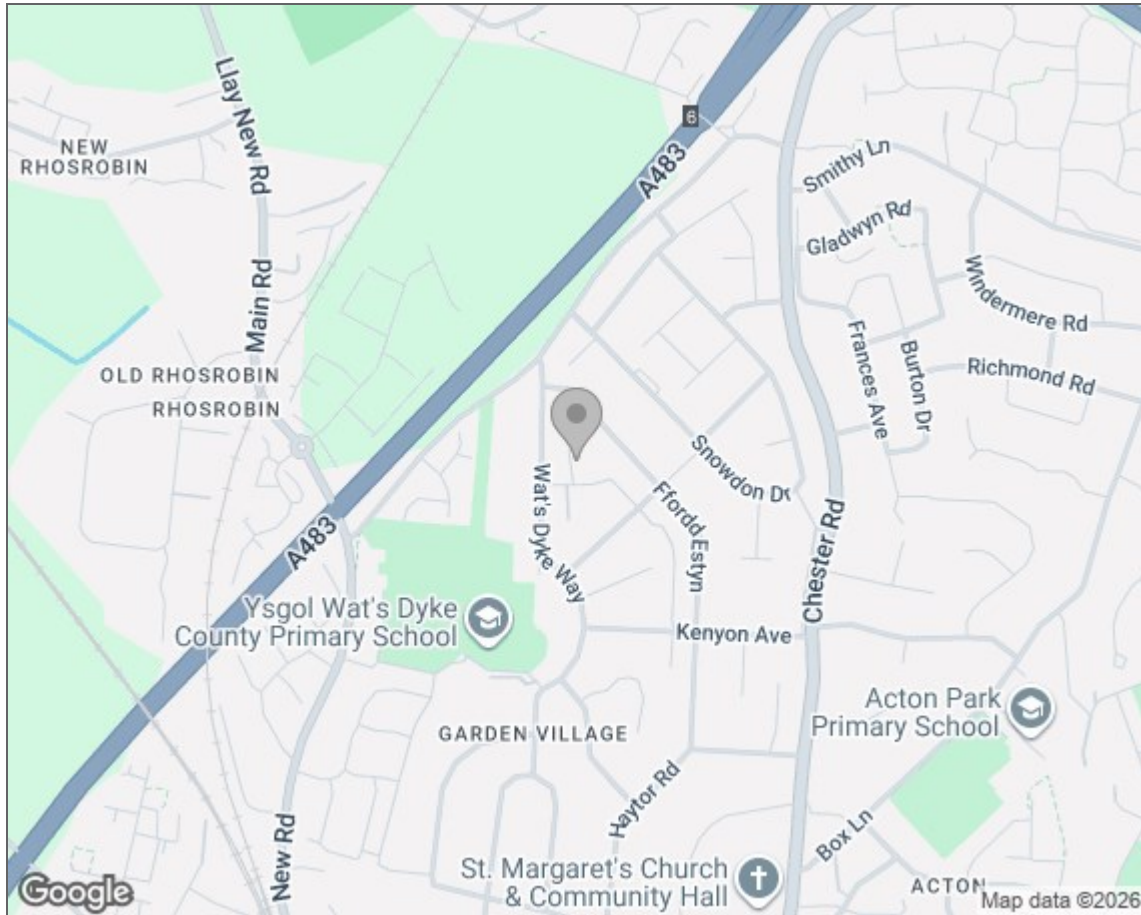
supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are 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.











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		72	75
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
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			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

**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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

