



Park Road, Wrexham LL11 3TJ

£795 Per Month

A well-presented two-bedroom property in a quiet residential location, featuring a fitted kitchen with new cooker, bright living space, fitted wardrobes, accessible wet room with disability-friendly shower, and allocated parking. Ideal for those seeking comfortable, low-maintenance living. Conveniently located close to Wrexham city centre, local shops, amenities and transport links, with easy access to surrounding areas and nearby green spaces.

- TWO BEDROOM GROUND FLOOR PROPERTY
- FITTED KITCHEN WITH GAS COOKER
- ALLOCATED PARKING SPACE
- COUNCIL TAX BAND B
- EPC D
- FITTED WARDROBES
- EASY ACCESS LAYOUT
- ACCESSIBLE WET ROOM STYLE BATHROOM
- CLOSE TO LOCAL AMENITIES
- VIEWINGS HIGHLY RECOMMENDED



LIVING ROOM

Spacious carpeted living room with electric fireplace and open access to the kitchen.

KITCHEN

white fitted kitchen, new gas cooker, space for fridge/freezer and washing machine with ample storage space.

HALLWAY

Carpeted hallway with access to both bedrooms, bathroom and storage space.

STORAGE ROOM

Ample sized storage room with shelving.

BATHROOM

Wet room style bathroom with sink/wash basin, toilet and electric shower.

BEDROOM 1

Well sized carpeted double bedroom with fitted wardrobe space throughout.

BEDROOM 2

carpeted single second bedroom with again fitted wardrobes.

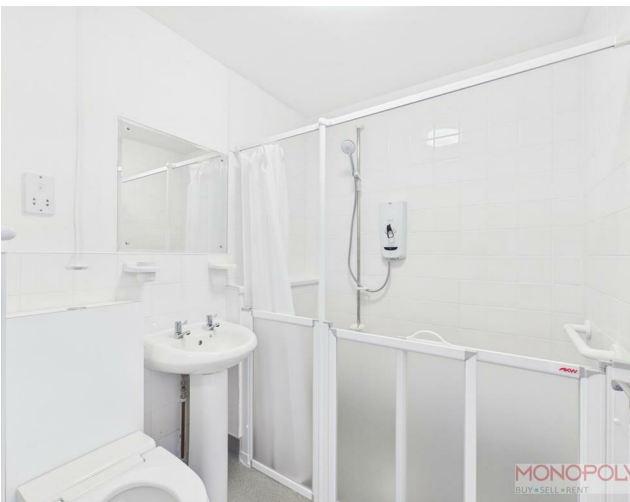
ADDITIONAL INFORMATION

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.







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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	66	68	(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

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