



## Central Avenue, Wrexham LL12 7LA

### £850 Per Month

Available immediately is this well-presented two-bedroom first-floor flat, which has been recently renovated throughout, including the installation of a new boiler. The property offers bright and spacious accommodation and is ideal for professionals or a small household. In brief, the accommodation comprises an entrance hallway, a spacious living/dining area, a modern fitted kitchen, two bedrooms and a contemporary three-piece bathroom. Externally, there is ample on-street parking and access to a rear garden area. Central Avenue is conveniently located close to Wrexham city centre, providing easy access to a wide range of shops, restaurants, leisure facilities and medical services. Excellent transport links are nearby, including regular bus services, Wrexham General and Central train stations, and easy access to the A483, making the property well suited for commuters.

- Fully Refurbished Throughout
- Garden to Rear
- Available Immediately
- Must be Viewed to be Appreciated
- New Boiler
- Parking on Street
- Storage Shed to Rear
- Local Schools and Amenities Nearby



## Entrance Hall

Hardwood door leads into entrance hallway with carpet flooring, ceiling light point, panelled radiator and doors off to rooms.

## Kitchen

Housing a range of wall, drawer and base units with work surface over. Composite sink unit with mixer tap over. Integrated appliances to include electric oven, hob and extractor fan. Space for additional appliances to include fridge-freezer and washing machine. Wooden laminate flooring, ceiling strip light and two uPVC double glazed windows.

## Living/Dining Room

Two uPVC double glazed windows, carpet flooring, panelled radiator and ceiling light point.

## Bedroom One

UPVC double glazed window to the front, carpet flooring, ceiling light point and panelled radiator.

## Bedroom Two

UPVC double glazed window, built in cupboard, carpet flooring, panelled radiator and ceiling light point.

## Bathroom

Modern three piece suite bathroom with low-level WC, wash hand basin with vanity storage and panelled bath with dual hose mains shower over. Tiled walls, laminate flooring, panelled radiator, extractor, ceiling light point and uPVC double glazed window.

## Outside

There is a rear with lawned garden, established trees, fencing and hedging to the boundary for privacy and security.

## 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.



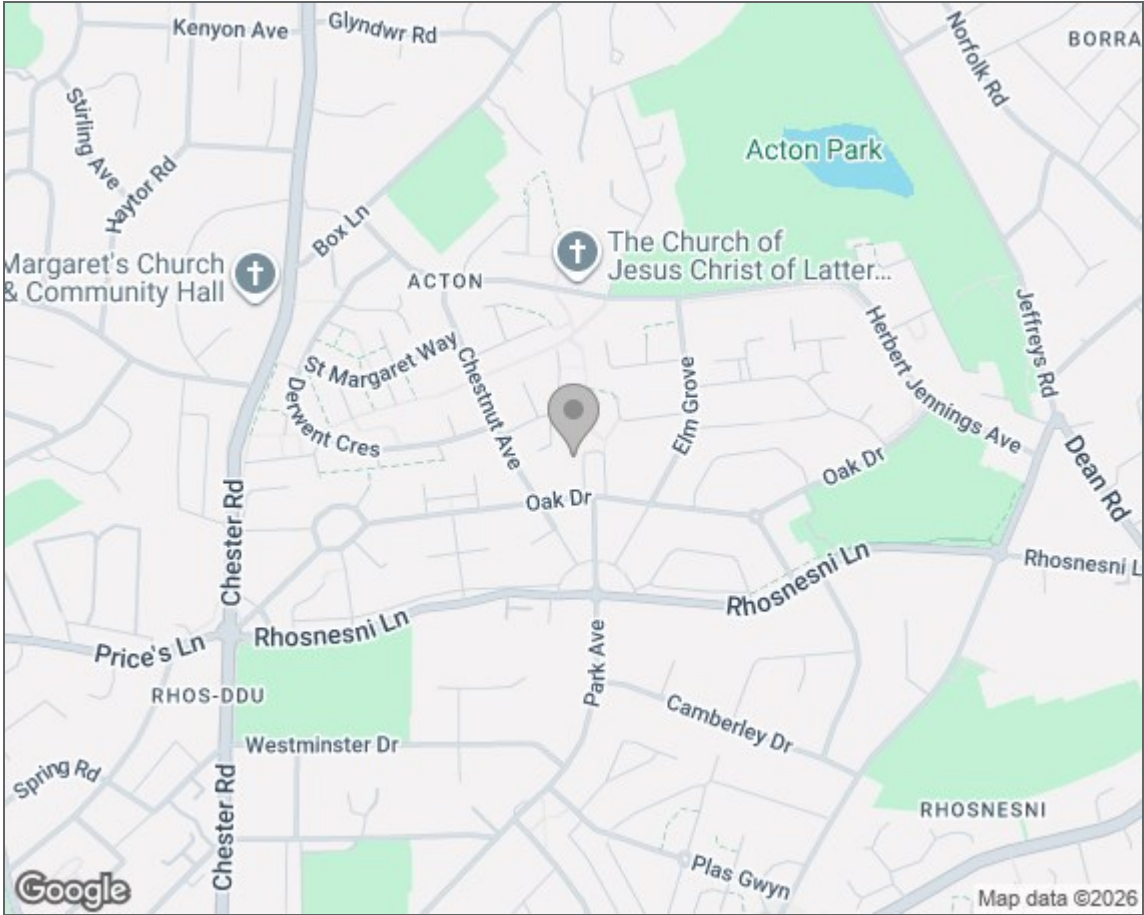












Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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