



## Tuttle Street, Wrexham LL13 7AA Offers In Excess Of £140,000

"VIEWING HIGHLY RECOMMENDED!" A beautifully presented two bedroom apartment situated in a historic converted brewery. The Apartment is conveniently located in the heart of Wrexham Town centre which has a wealth of amenities close to hand and also benefits from secure off road parking. This spacious, well appointed apartment offers exceptional, high spec living accommodation comprising an entrance hall with storage cupboard, open plan kitchen/lounge/diner, two double bedrooms and a modern bathroom.

- A TWO DOUBLE BEDROOM APARTMENT
- CONVENIENT TOWN CENTRE LOCATION
- CONTEMPORARY BATHROOM
- BEAUTIFULLY PRESENTED
- STUNNING OPEN PLAN KITCHEN/LOUNGE/DINER
- SECURE OFF ROAD PARKING



## Hallway

Recently installed wood effect flooring, storage cupboard with sliding mirrored doors, door to inner hallway.

## Inner Hall

Recently installed wood effect flooring, phone entry system, opening to lounge area, doors to two bedrooms and bathroom.

## Kitchen/Lounge/Diner

5.79 x 5.14 max (18'11" x 16'10" max)

Stunning open plan kitchen/lounge/diner with a fantastic high spec, recently installed fitted kitchen with a range of wall and base units with laminate worktops, single oven, ceramic hob, extractor, stainless 1 1/2 sink/drain, tiled splashback, space for washing machine, integrated dishwasher and fridge/freezer, spotlights, French style doors opening to a Juliet balcony, recently installed wood effect flooring window to front, storage cupboard with three mirrored sliding doors.

## Bathroom

3.23 x 1.70 (10'7" x 5'6")

A fantastic recently refurbished bathroom with white bath, shower over, shower screen, hand wash basin and W.C, tiled walls, recently installed wood effect flooring, extractor and spotlights.

## Bedroom One

3.03 x 2.80 (9'11" x 9'2")

Recently installed wood effect flooring, window to side, spotlights, three mirrored sliding door wardrobe.

## Bedroom Two

2.83 x 2.36 (9'3" x 7'8")

Recently installed wood effect flooring, window to sides, spotlights, sliding mirrored wardrobe.

## Mortgages

Our recommended experienced independent

Mortgage specialists offer a fee free service and 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

## Additional Information

One allocated parking space, leasehold with 980 years remaining. The vendor informs us the monthly service charge is approx £231 per month. It should be highlighted that the service charge incorporates Gas and water rates and utilities for the common parts. It also covers buildings insurance. So any repairs to the fabric of the building are covered by that if required. Ground rent is £195 a year. Council Tax Band E (approx £2,038 p/yr)

## 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

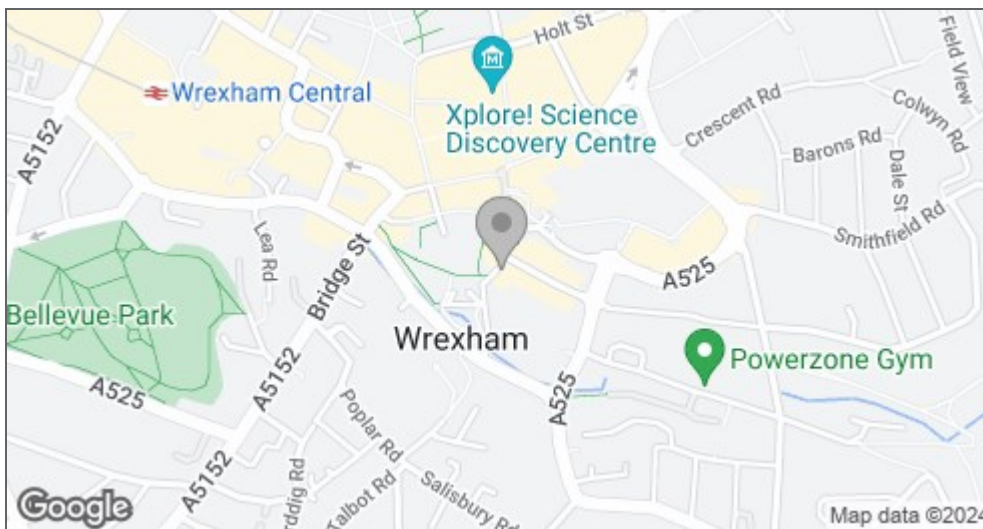


travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		68	72
(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			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales		Current	Potential

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