



## Corunna Court, Wrexham LL13 8RX

**£89,950**

A well presented 1 bedroom top floor apartment with secure gated access and situated on the outskirts of Wrexham city centre. This excellent apartment would make an ideal first time or investment purchase benefiting from an open plan lounge/kitchen area, double bedroom and bathroom as well as one designated car parking space. Located within walking distance of Wrexham city centre there are a wealth of local amenities close to hand as well as good access to major road routes for commuting.

- A well presented 1 bedroom top floor apartment
- Open plan lounge/kitchen
- Walking distance to Wrexham city centre
- Gated community
- Ideal first time or investment purchase
- Designated car parking space
- VIEWING HIGHLY RECOMMENDED.
- NO CHAIN



## Hallway

With carpeted flooring, double doors into the lounge, storage cupboard.

## Lounge/Kitchen

6.08m x 3.47m (19'11" x 11'4")

The kitchen is well appointed with a range of wall, drawer and base units, working surface with inset stainless steel sink and drainer, built in electric oven, 4 ring gas hob, tiled splash back, integrated dishwasher and washing machine, wall mounted gas boiler.

The lounge area is well presented with a double glazed window to the rear and carpeted flooring.

## Bathroom

1.97m x 1.90m (6'5" x 6'2")

Fitted with a low level w.c, pedestal wash hand basin, bath with shower over, part tiled walls.

## Bedroom

2.84m x 2.70m (9'3" x 8'10")

Well presented with a double glazed window to the rear, carpeted flooring.

## Parking

There is one designated car parking space - S8

## Additional Information

The service charge was £1239.98 for the year when paid in jan 2024. £125 per annum for the ground rent.

## Important Information

\*Key facts interactive report link available in video tour and brochure sections. \*

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.



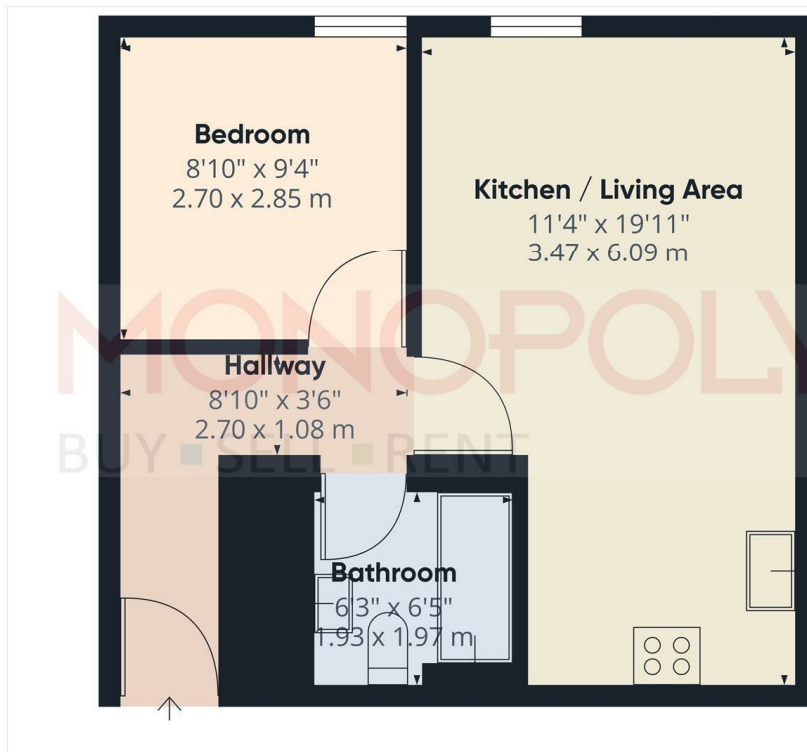




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**Approximate total area\***

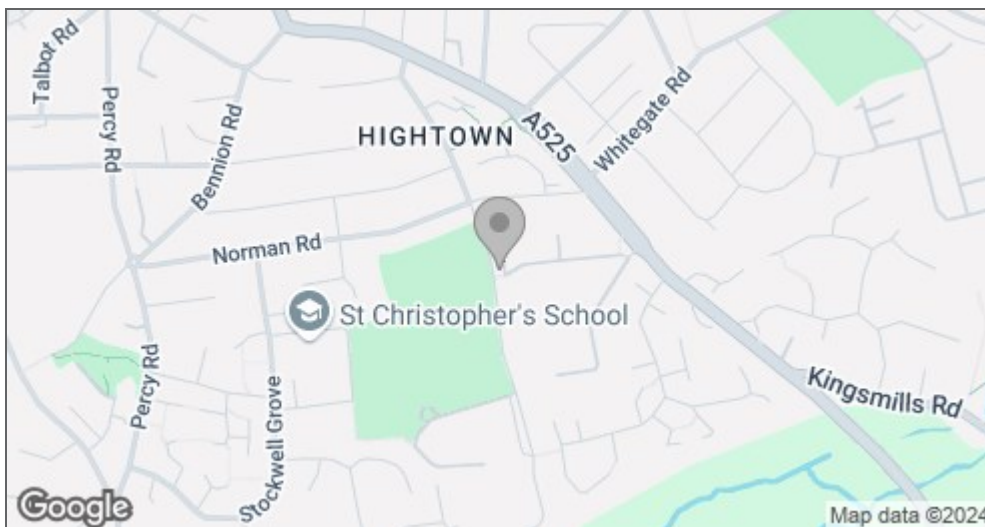
384.38 ft<sup>2</sup>  
35.71 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

QIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	80
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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	

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