



Corunna Court, Wrexham LL13 8AF

£115,000

A superbly presented 2 bedroom ground floor apartment situated on a secure development within walking distance of Wrexham city centre. The property offers an open plan lounge/kitchen, en suite and 2 designated car parking spaces and would make an ideal first time or investment purchase. Located on the outskirts of Wrexham city centre but within walking distance means there are a wealth of local amenities close to hand as well as good road links out of Wrexham for commuting. In brief the property comprises of; hallway, lounge/kitchen, bedroom 1, en-suite, bedroom 2 and bathroom.

- A superbly presented 2 bedroom ground floor apartment
- Open plan lounge/kitchen
- Secure development
- VIEWING HIGHLY RECOMMENDED
- Ideal first time or investment purchase
- Gas central heating
- Walking distance to Wrexham city centre
- NO CHAIN



Hallway

With carpeted flooring, door to a storage cupboard.

Open plan lounge/kitchen

Well presented with 2 double glazed windows, french doors off to a Juliet balcony, carpeted flooring, opening into the kitchen which has a range of matching wall, drawer and base units, working surface with inset stainless steel sink and drainer, integrated dishwasher and washing machine, built in electric oven, 4 ring gas hob with stainless steel splash back and extractor fan, space for a fridge/freezer, part tiled walls, cupboard housing the wall mounted gas combination boiler.

Bedroom 1

With a double glazed window to the side, carpeted flooring, fitted wardrobes with sliding doors.

En-Suite

Fitted with a low level w.c, pedestal wash hand basin, large fully tiled shower cubicle.

Bedroom 2

With 2 double glazed windows, carpeted flooring, built in storage cupboard.

Bathroom

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

Parking

There are 2 designated car parking spaces.

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.

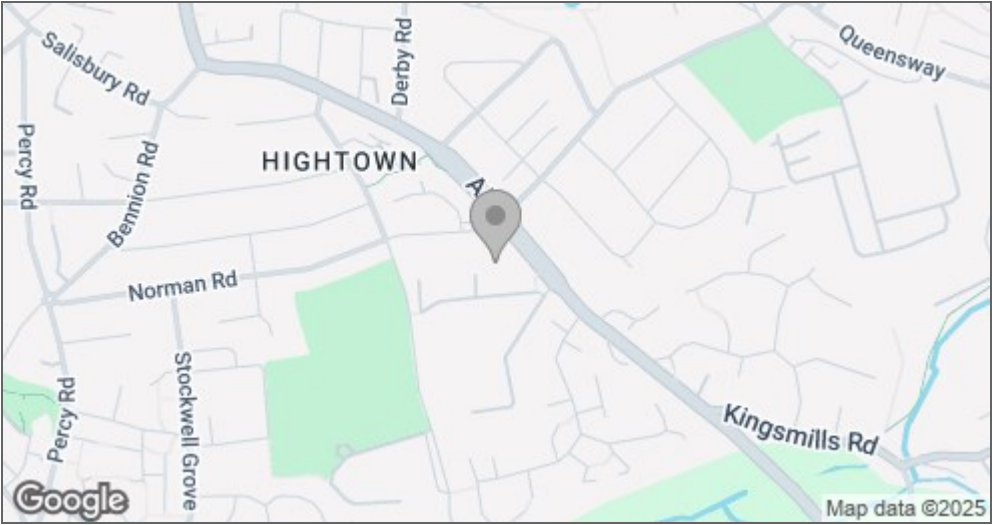
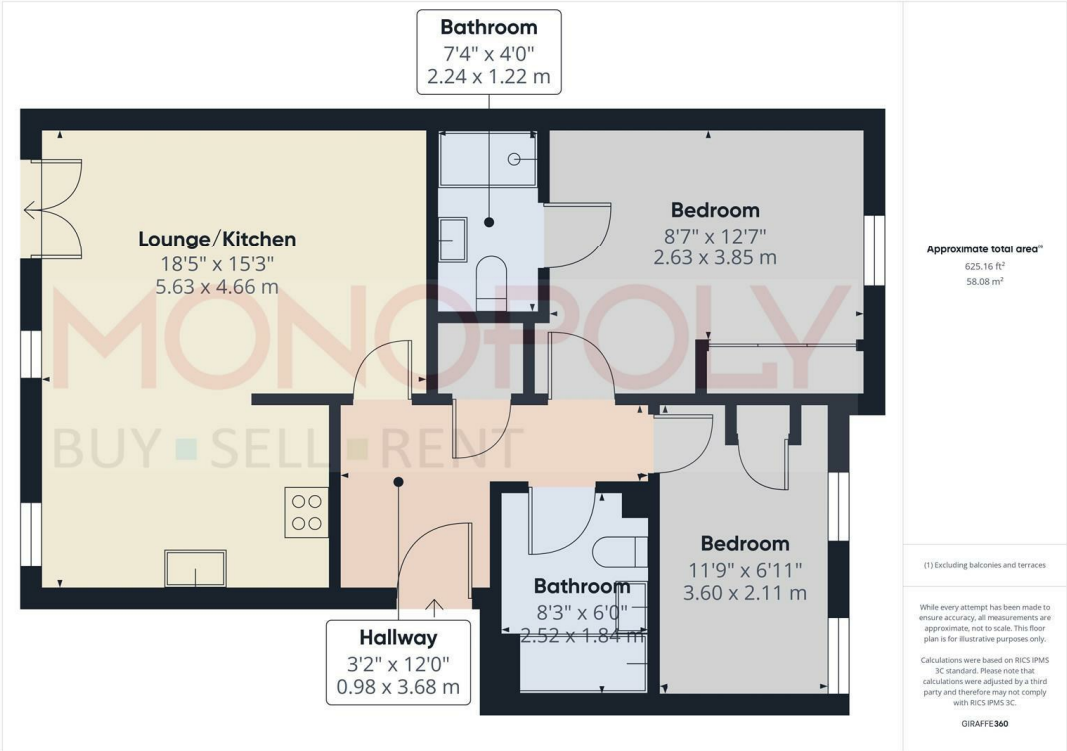
Key Property Facts

The key material information can be seen via the web links from which ever property portal the property is viewed.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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