



Bentley Place, Wrexham LL13 8DQ

Offers In Excess Of £114,950

"VIEWING HIGHLY RECOMMENDED WITH NO CHAIN".

We are delighted to offer For sale this Stunning Two Bedroom Top floor apartment conveniently located within walking distance of Wrexham City centre.

This exemplary apartment would make an ideal first time or investment purchase and offers a fantastic Open plan lounge/Kitchen/Dining room with access to a balcony along with a designated car parking space and really must be viewed to be fully appreciated.

The apartment is located close to Eagles Meadows retail park with an array of shops, bars and restaurants close to hand as well as having excellent access to the A483 and major road networks beyond. In brief the property comprises of; Hallway, Open Plan Lounge/Kitchen/Dining Room, Two Bedrooms and a Bathroom.

- NO CHAIN
- POPULAR LOCATION
- DESIGNATED PARKING
- GAS CENTRAL HEATING
- TWO BEDROOM APARTMENT
- CITY CENTRE LOCATION
- OPEN PLAN KITCHEN/DINING/LIVING ROOM



ACCOMMODATION COMPRISING

A secure intercom system allows access to the communal hallway with stairs up to the apartments front door opening into the hallway,

ENTRANCE HALL

With door to a useful storage cupboard, radiator, access to the loft space.

OPEN PLAN LOUNGE/KITCHEN/DINING ROOM

5.44m x 3.93m (17'10" x 12'10")

A fantastic open plan room, beautifully presented with 2 double glazed windows to the rear. The kitchen is superbly appointed with a range of modern wall, drawer and base units, with complementary worktop surfaces with inset 1 1/2 stainless steel sink and drainer and mixer tap, built Four gas hob, electric oven with stainless steel canopy extractor fan over, integrated fridge and freezer, part tiled walls, plumbing for a washing machine, cupboard housing Gas combination boiler.

BEDROOM ONE

3.40m x 2.86m (11'1" x 9'4")

Superbly presented with a double glazed window to the rear overlooking a stream, double glazed Velux window to the ceiling, built in wardrobes with sliding mirrored doors, wood flooring, radiator, telephone point.

BEDROOM TWO

2.98m x 2.36m (9'9" x 7'8")

Again beautifully presented with a double glazed Velux window to the rear, wood flooring, radiator.

BATHROOM

4.79m x 2.29m (15'8" x 7'6")

Comprising of a panel enclosed bath with wall mounted shower head attachment, dual flush low level w.c, pedestal wash hand basin, part tiled walls, tiled flooring, double glazed Velux window to ceiling, storage cupboard.

OUTSIDE

There is one designated car parking space with the apartment.

ADDITIONAL INFORMATION

The vendor has made us aware that he pays £115.00 per month for ground rent and service charge

MORTGAGES

Our recommended experienced independent Mortgage specialists 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 PETE on 07907 419605 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

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



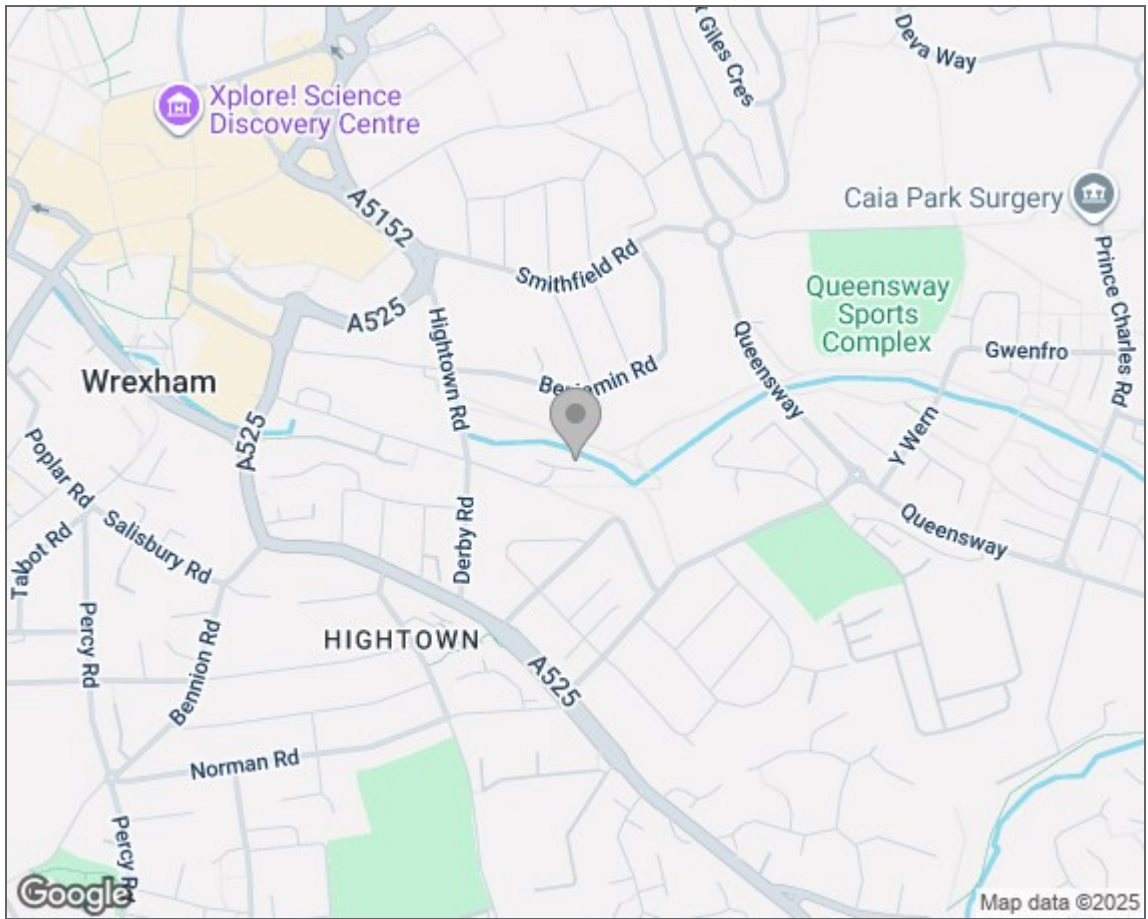
every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. 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		
(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 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		
England & Wales	EU Directive 2002/91/EC	

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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

