



18

Wrexham | | LL13 8DP

Offers In Excess Of £130,000

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# 18

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Situated in the heart of Wrexham City Centre is this two bedroom apartment. Located in Eagles Meadow Shopping Centre, the apartment is within walking distance to all that Wrexham City has to offer. The property benefits from a Juliet balcony with views of St Giles Church, two double bedrooms with the primary having an en-suite shower room, family bathroom and open plan lounge, kitchen and dining. Additionally there is a car park with an allocated sheltered parking space, newly fitted public access (PA) system and lift to all floors.

- FOURTH FLOOR CITY CENTRE APARTMENT
- TWO BEDROOMS
- JULIET BALCONY WITH VIEWS OF ST GILES CHURCH
- OPEN PLAN LOUNGE/KITCHEN/DINER
- PRINCIPLE BEDROOM WITH EN-SUITE SHOWER
- LIFT AND PUBLIC ACCESS SYSTEM
- ENTRANCE HALL WITH STORAGE
- ALLOCATED PARKING SPACE



### Communal Entrance

The communal entrance is equipped with a newly fitted public access system, an allocated parking space and a lift access to all floors which is accessible from the parking bay and eagles meadow shopping centre.

### Entrance Hall

Wooden door leads into entrance hallway with wooden laminate flooring, two storage cupboards with one housing water tank, ceiling light point, electric heater and doors off to all rooms.

### Open Plan Lounge/Kitchen/Dining Area

UPVC double glazed 'Juliet' Balcony from the lounge looks across views of Wrexham. The kitchen area houses a range of wall, drawer and base units with work surface over. Integrated appliances to include fridge freezer, dishwasher, electric oven, induction hob with extractor hood over. Stainless steel sink unit with mixer tap over. Tiled flooring, inset ceiling light point, and breakfast bar area. The lounge area has carpeted flooring, a newly fitted media wall, electric heating and two ceiling light points. Wall mounted electric fire.

### Bedroom One

UPVC double glazed window to the front elevation. Fitted with a range of wardrobes with shelving and clothes rail. Ceiling light point, carpet flooring, electric heating and door leading into en-suite shower room.

### En-suite

Three piece suite comprising a low level WC, pedestal wash hand basin and mains dual waterfall shower with glass screen. Inset ceiling lighting, tiled flooring, heated towel rail, shave point, extractor fan and part tiled walls.

### Bedroom Two

UPVC double glazed window to the front elevation. Carpet flooring, electric heater and ceiling light point.

### Bathroom

Three piece suite comprising low-level WC, pedestal wash hand basin and panelled bath with mains dual waterfall shower over. Tiled floors, part-tiled walls, shave point, inset ceiling lighting, extractor and heated towel rail.

### Additional Information

The vendor tells me there are charges of £260.00 a month which includes water rates, ground rent and maintenance.

### Important Information

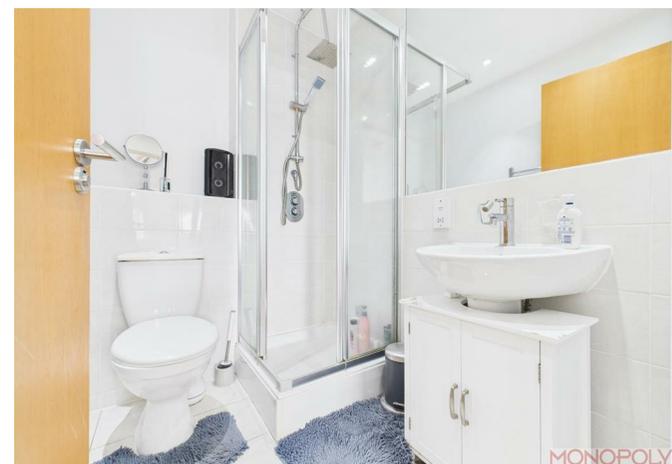
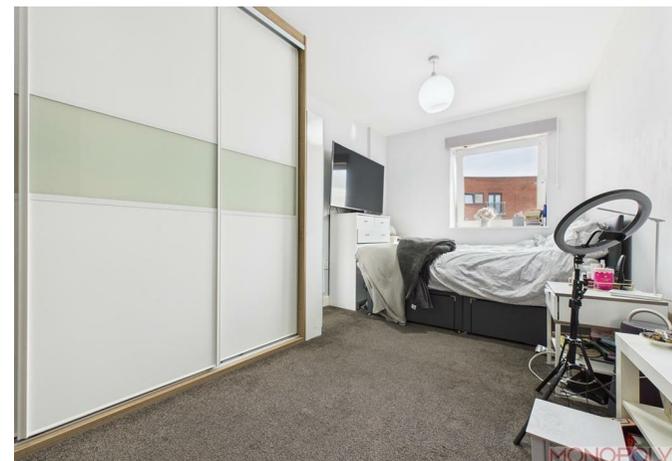
MONEY LAUNDERING REGULATIONS 2003

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.



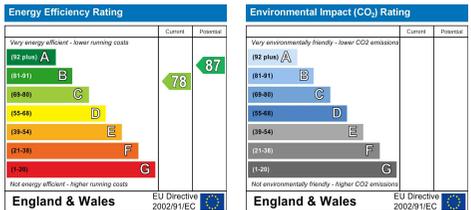




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