



New Road, Wrexham LL11 6SY

£750 Per Month

A two bedroom apartment available to rent in a popular and convenient location.

- TWO BEDROOM
- UPVC DOUBLE GLAZING
- NEWLY CARPETED
- FIRST FLOOR APARTMENT
- GOOD LOCATION



ACCOMMODATION COMPRISING

Entrance door giving access to the Entrance Hallway

Council tax band

A (£1,160 p/yr)

ENTRANCE HALLWAY

Cupboard housing New Consumer unit, Further storage cupboard and doors off to lounge and Kitchen/ Diner

KITCHEN/ DINER

3.178m x 2.852m (10'5" x 9'4")

Comprising a range of wall and base cupboards, with complementary worktop surfaces, including stainless steel sink unit, plumbing for washing machine, electric radiator, stand alone electric cooker, UPVC Double glazed window to the rear,

LOUNGE

4.933m x 3.705m (16'2" x 12'1")

UPVC Double glazed window to the front, electric radiator, Newly carpeted

INNER HALLWAY

With airing cupboard, large storage cupboard, Newly carpeted.

BEDROOM ONE

3.849m x 3.608m (12'7" x 11'10")

UPVC Double glazed window to the rear, electric radiator, Newly carpeted.

BEDROOM TWO

4.652m x 2.721m (15'3" x 8'11")

UPVC Double glazed window to the front, electric radiator, storage cupboard, Newly carpeted.

BATHROOM

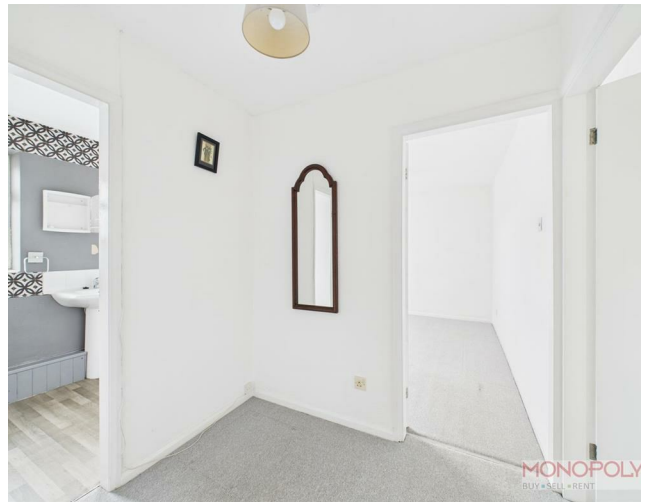
Panel enclosed bath with shower over, pedestal wash hand basin, low level w.c., Two UPVC Double glazed frosted windows to the rear, extractor fan

OUTSIDE

Communal yard with storage shed.

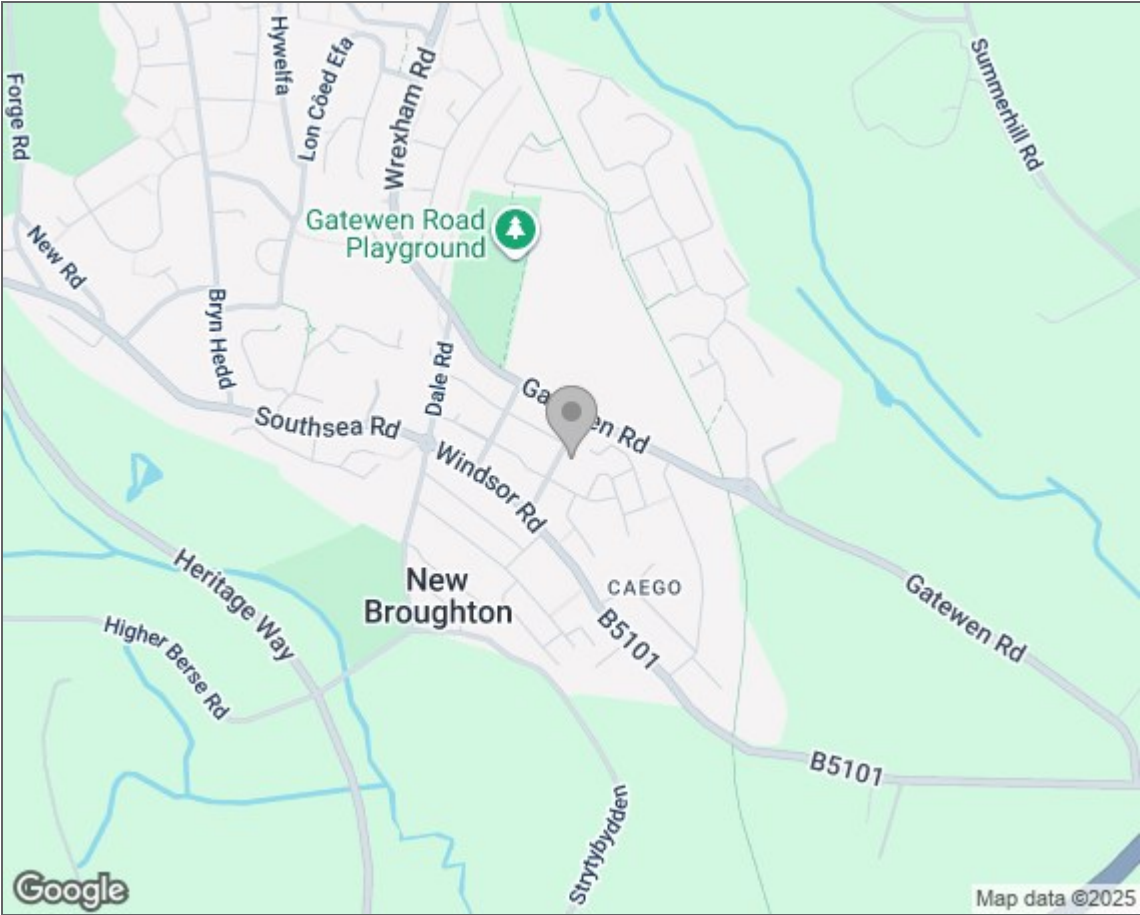
ADDITIONAL INFORMATION











Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.

