



## Tuttle Street, Wrexham LL13 7AA Offers In Excess Of £120,000

"VIEWING HIGHLY RECOMMENDED!"

A beautifully presented Two Bedroom apartment situated in a HISTORIC Converted brewery. The Apartment is conveniently located in the heart of Wrexham Town centre which has a wealth of amenities close to hand and also benefits from secure off road parking. This spacious, well appointed apartment offers exceptional, high spec living accommodation comprising an Entrance Hall with storage cupboard, Open plan Kitchen/Lounge/Diner, Two Bedrooms and a Modern Bathroom. The property also benefits from having a designated parking space in a secure gated Car park " NO CHAIN"

- TWO BEDROOM APARTMENT
- SECURE ALLOCATED PARKING
- VIEWING HIGHLY RECOMMENDED!
- LIVING/DINING AREA WITH JUILET BALCONY
- CONVENIENT TOWN CENTRE LOCATION
- NO CHAIN



## ACCOMMODATION COMPRISING

Accessed via entrance door from Communal hallway which leads to Hallway

## ENTRANCE HALLWAY

With double glazed sash window to the front elevation, radiator, wood effect flooring.

## LOUNGE

7.108m x 3.480m to widest points (23'3" x 11'5" to widest points)

Double glazed double doors with Juliette balcony to the front elevation, wood effect flooring, two radiators, Double glazed sash window to the rear, access to the loft space (Which is access for the stop cock).

## KITCHEN AREA

2.142m x 1.870m (7'0" x 6'1")

Comprising a range of wall and base cupboards with complementary worktop surfaces, incorporating one and half bowl stainless steel sink unit with mixer tap, tiled splashbacks, built in washing machine, Integral Fridge, built in electric four ring hob, oven/grill with stainless steel canopy extractor hood over, Double glazed sash window to the front,

## INNER HALLWAY

With doors off to the bedrooms and bathroom, smoke alarm, storage cupboard.

## BEDROOM ONE

4.019m x 3.106m to widest points (13'2" x 10'2" to widest points)

Double glazed sash window's to the side and rear, radiator, laminate flooring, built in mirrored wardrobes, telephone point.

## BEDROOM TWO

2.864m x 2.234m to widest points (9'4" x 7'3" to widest points)

Double glazed sash window to the rear, radiator, built in mirrored wardrobes,

## FAMILY BATHROOM

3.328m x 1.835m (10'11" x 6'0")

Comprising of Panel enclosed bath, shower cubicle, low level w.c., extractor fan, Double glazed sash windows to the front, ladder style chrome radiator/towel rail.

## OUTSIDE

The apartment comes with a designated parking space and secure parking.

## ADDITIONAL INFORMATION

One allocated parking space, leasehold with 981 years remaining. The vendor informs us the monthly service charge is £242 per month. It should be highlighted that the service charge incorporates Gas and water rates and utilities for the common parts. It also covers buildings insurance. So any repairs to the fabric of the building are covered by that if required. Ground rent is £195 a year. Council Tax Band E (approx £2,038 p/yr)

## 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



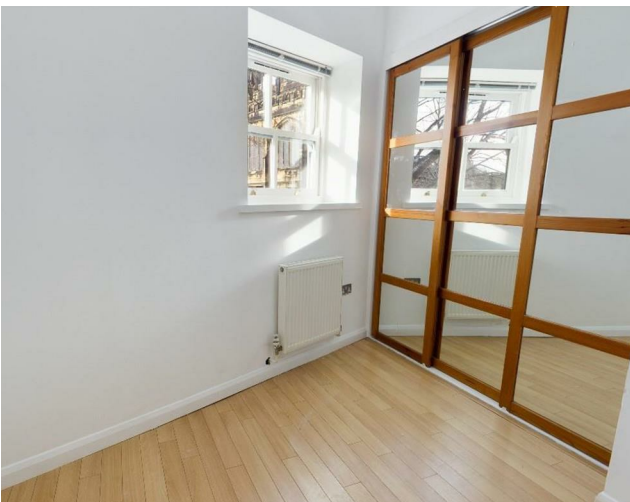
every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property.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

## 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



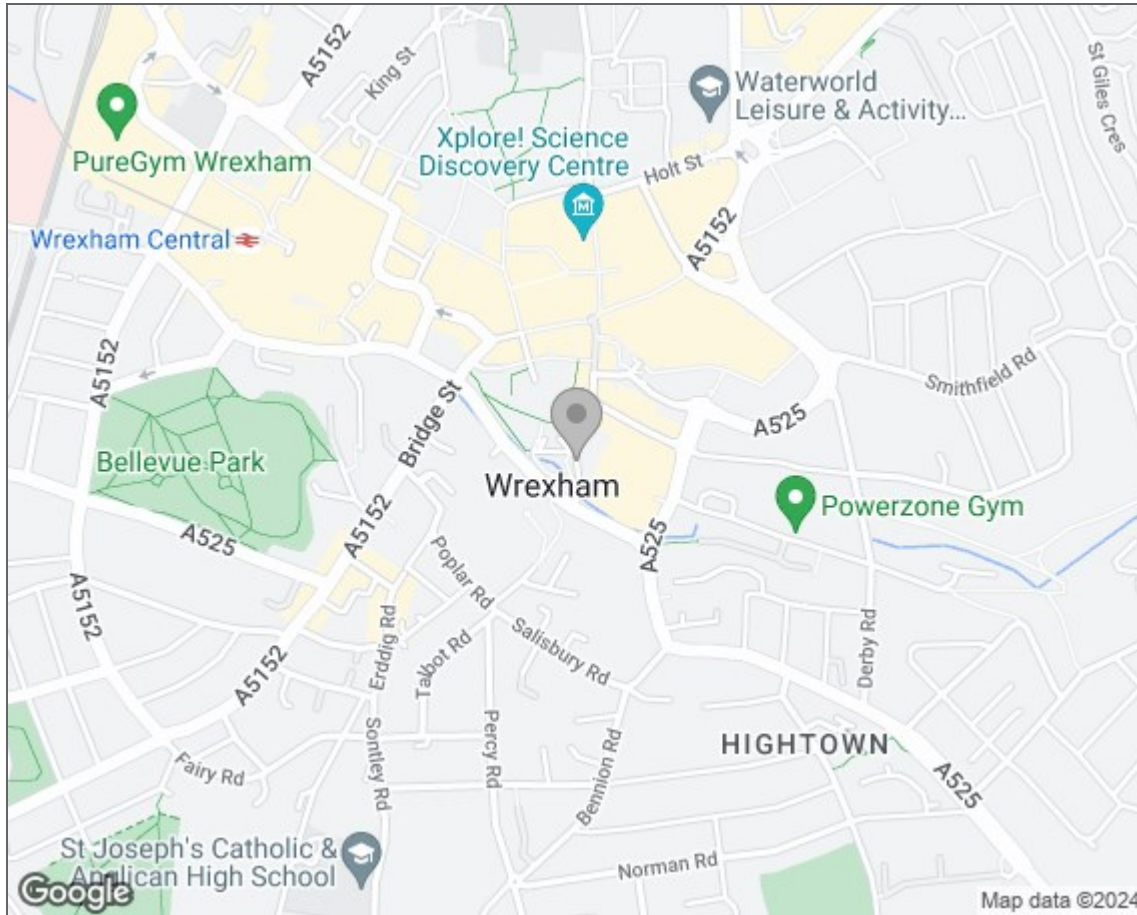




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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU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

Environmental Impact (CO <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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