



## 12 Corunna Court

Wrexham, LL13 8AF

£99,950





# 12 Corunna Court

Wrexham, LL13 8AF

£99,950



## Communal Hall

Access to the apartment is gained through a common entrance, and it is positioned on the first floor, accessible via a flight of stairs.

## Entrance Hallway

Spacious storage cupboard, along with an intercom entrance system, thermostat, smoke alarm, panel radiator and carpeted flooring. Additional doors are accessible from this point.

## Living Room

15'4" x 10'8" (4.68m x 3.27m )

Enjoy the Juliet balcony and double glazed window on the front elevation, as well as two panel radiators, a TV aerial point, a telephone point, double sockets, and an archway.

## Kitchen

11'8" x 7'10" ( 3.58m x 2.40m )

Housing a range of contemporary high gloss wall, drawer, and base units, complemented by a stylish worktop. It is equipped with an integrated dishwasher, washing machine, and electric oven. The gas hob comes with a stainless steel extractor above, and there is a stainless steel sink with a mixer tap. Ample space is available for a fridge/freezer. The flooring is adorned with slate effect vinyl, and there is a cupboard housing the gas combi boiler. Additionally, the front elevation boasts a double glazed window.

## Bathroom

7'8" x 5'6" (2.36m x 1.70m )

The bathroom features a white suite, panelled bath with chrome mixer/shower tap, low level w.c, and pedestal wash hand basin. Additionally, there is a shaver point, inset spotlights, part tiled walls, slate effect vinyl flooring, and an extractor fan.

## Bedroom One

12'7" x 10'8" (3.84m x 3.26m )

This room features sliding wardrobes that are built-in for convenience. It is equipped with TV and telephone points, as well as sockets and a radiator. The floor is covered with carpet, providing a cozy atmosphere. Additionally, there are two double glazed windows located at the rear of the room, allowing ample natural light to enter. door that leads to the Ensuite

## En Suite

7'6" x 3'10" (2.31m x 1.17m )

The bathroom features a spacious shower cubicle with an electric shower and a glass shower screen. It also includes a low-level toilet and a pedestal wash hand basin. The walls are partially tiled, and the flooring has a slate effect vinyl finish. Additional amenities in the bathroom include a radiator, a shaver point, inset spotlights, and an extractor fan.

## Bedroom Two

11'7" x 7'1" (3.55m x 2.18m )

Sliding wardrobes are incorporated into the design, along with TV and telephone points, sockets, and a panel radiator. The rear elevation features double glazed windows.

## Externally

There are two allocated parking spaces.

## Additional Information

The owner informs us that the Lease Term is 99 years from 2010 to 2109.

There is a Ground Rent of £125 per annum and a Service Charge of £94 per calendar month.

## Council Tax Band.

TBC

## EPC Rating.

EPC RATING C

### Floor Plan.

Whilst every effort is made to be as accurate as possible, these floor plans are included as a guide only. It is included as a service to our customers and is intended as a guide to layout. Not to scale.

### Viewing Arrangements.

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

### Mortgage Advice.

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

### To Make An Offer.

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

### Money Laundering Regulations.

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Loans.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

### Misrepresentation Act.

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

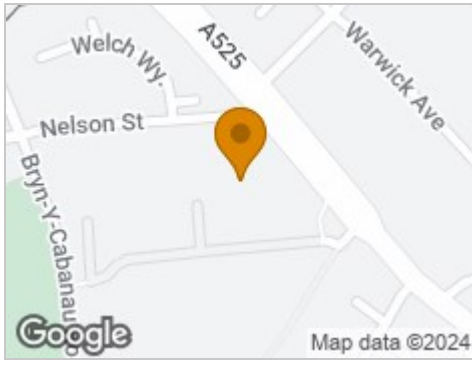
### Hours Of Business.

Monday - Friday 9.15am - 5.00pm  
Saturday 9.15am - 4.00pm





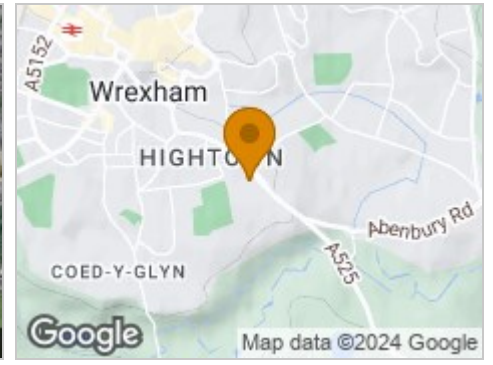
## Road Map



## Hybrid Map



## Terrain Map



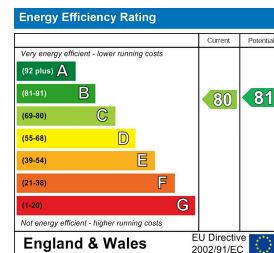
## Floor Plan



## Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.