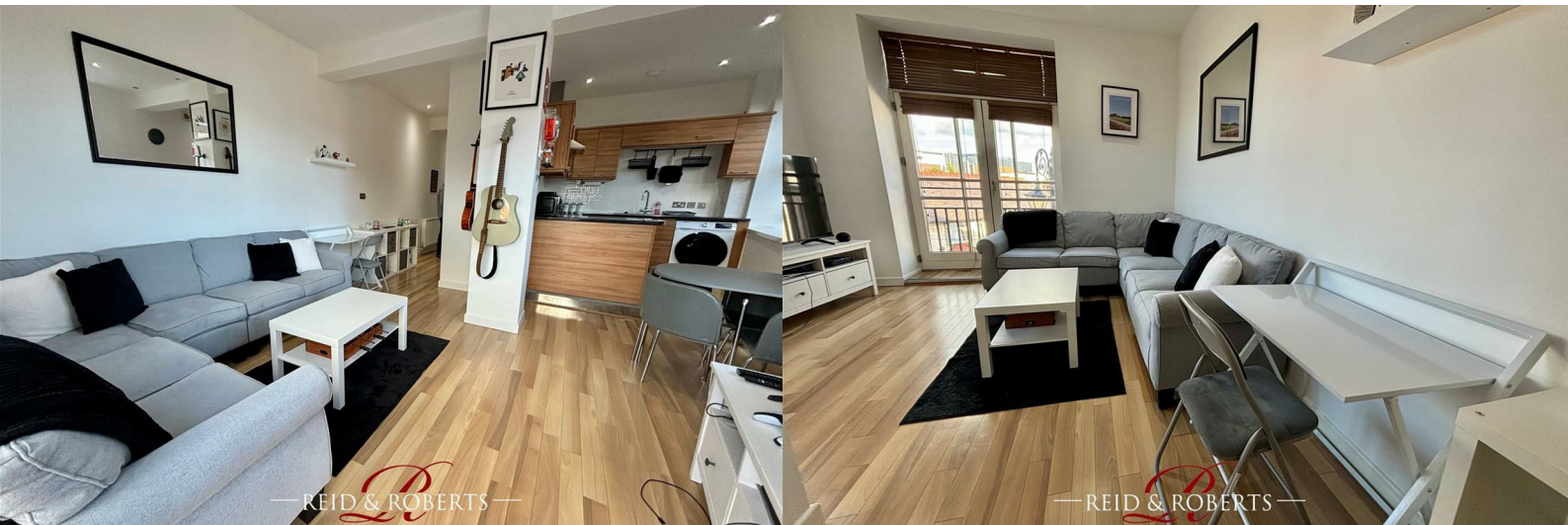




12 Tuttle Street

Wrexham, LL13 7AA

£119,950



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The communal entrance, equipped with a push-button intercom system, leads to the ground floor, where you'll find private mailboxes and access to all floors via stairs or lift. Apartment 12 is situated on the second floor, with its own private entrance door leading to the:

Featuring a mirrored sliding door cupboard, wood effect flooring, and a high ceiling that extends throughout the apartment, this area also includes a ceiling hatch to a void and an oak veneer door leading to the:

Entrance Hallway

Wood effect flooring continues, panel radiator, inset ceiling spotlights, and two storage cupboards with shelving.

Lounge

14'4" x 13'5" (4.39m x 4.09m)

UPVC double glazed windows to the side elevation and French doors to the front elevation opening to Juliet balcony offering views of Wrexham City Centre. Wood effect flooring, Inset ceiling spotlights, telephone and television point.

Kitchen

7'3" x 7'1" (2.21m x 2.16m)

Housing a range of wall, drawer and base units complimented by work surface over, 4 ring electric hob with oven/grill below and stainless steel extractor hood above, stainless steel sink unit with mixer taps over, integrated washing machine, space for under counter fridge, part tiled walls, double glazed window, inset ceiling spotlights.

Bedroom One

12'7" x 9'1" (3.84m x 2.77m)

Double bedroom with wood effect floor, sliding mirror fronted wardrobes with ample hanging and shelving space, panel radiator, inset ceiling spotlights and double glazed window to the side elevation.

Bathroom

Fitted with a white suite that includes a low flush WC, wash hand basin with mixer taps over, panel bath with splash screen and overhead shower, chrome heated towel rail, inset ceiling lights, wood effect flooring, fully tiled walls, and an extractor fan.

Outside

Remotely accessed security gate, providing entry to the designated parking bays within the enclosed area.

EPC Rating.

C

Additional Information:

Annual ground rent is 195

Monthly service charge is £300, Including gas + Water

There are 999 years remaining on the lease

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.

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.

Services.

The agents have not tested the appliances listed in the particulars.

Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm



Road Map



Hybrid Map



Terrain Map



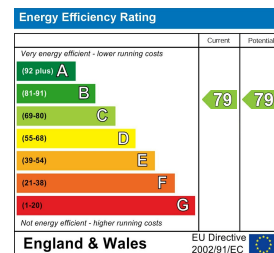
Floor Plan



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



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