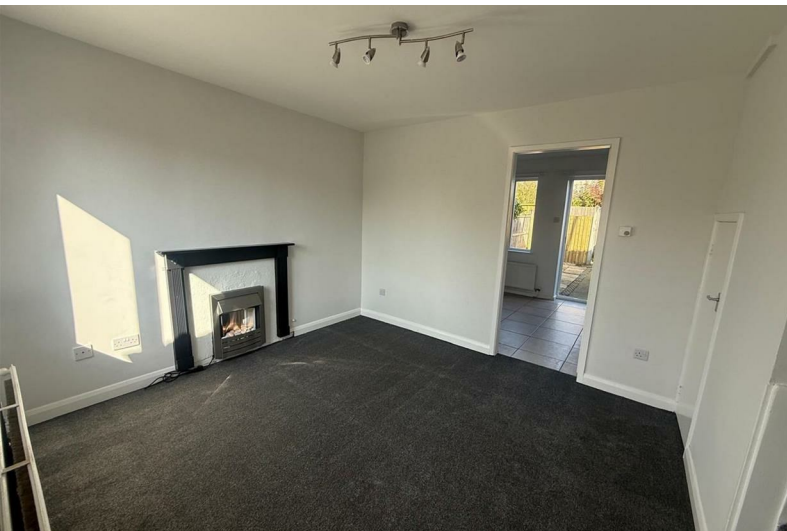




## Hillcrest Jones Street

Rhosllanerchrugog, Wrexham, LL14 1AS

£795 Per Calendar Month





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## Entrance Porch

The entrance porch leads directly into:

## Lounge

10'10" x 10'3" (3.32m x 3.13m )

Window to the front elevation, feature fire surround housing electric fire, panel radiator, under-stairs storage, stairs leading to the first floor, newly fitted carpets. Door leading into the kitchen.

## Kitchen/Diner

14'1" x 8'10" (4.30m x 2.71m )

The recently renovated kitchen features light grey high-gloss wall, drawer, and base units, complemented by worktop surfaces and an inset stainless steel sink. There is designated space for a cooker and plumbing for a washing machine, along with a wall-mounted boiler. The room is equipped with a panel radiator and tiled flooring, and it includes a window and door leading to the rear of the property.

## First Floor Accommodation

### Bedroom One

14'0" x 8'6" (4.29m x 2.60m)

Window to the front elevation, panel radiator, and newly fitted carpets.

### Bedroom Two

10'9" x 5'8" (3.29m x 1.74m)

Window to the rear elevation, panel radiator, and laminate flooring.

## Bathroom

Featuring a newly fitted white bathroom suite, this space includes a panel bath with a shower

attachment, a wash hand basin, and a low-level WC. There is also a built-in storage cupboard for the hot water cylinder, a chrome heated radiator, partially tiled walls, and a window overlooking the rear.

## Outside

A pathway at the front of the property leads to the entrance. Meanwhile, the rear boasts a paved patio seating area, enclosed by fencing around its boundaries.

## 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

Tel: 01352 700070

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.

### EPC Rating.

TBC

### 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.

### Council Tax Band.

TBC

### Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm



#### BEFORE YOU MOVE IN

##### Holding Deposit

If you are successful at a viewing, you will be required to pay a holding deposit equivalent to one week's rent. The deposit will be held and administered in line with holding deposit rules.

##### Offer Acceptance

All property offers are subject to contract, successful referencing, and Right To Rent checks. Prior to the start of the tenancy, you will be required to pay the agreed Rent and Deposit.

##### Referencing and Right to Rent Checks

Before referencing begins, you'll need to complete an application form and provide:

- **Photographic ID** (e.g. passport, visa, driving licence)
- **Proof of Address** (e.g. recent utility bill, bank statement, or council tax bill dated within the last 3 months)

A **guarantor** may be required depending on the outcome of your referencing, including checks on joint applicants. Guarantors must also provide valid ID and proof of address.

##### What Referencing Covers:

- Credit history and public record checks
- Anti-Money Laundering verification
- Employment and income confirmation
- Previous landlord references
- Right to Rent compliance

Rhosllanerchrugog

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A/S. Landsat / Copernicus, Maxar Technologies

**REID & ROBERTS**  
INDEPENDENT ESTATE & LETTING AGENTS

## TENANT FEE GUIDE

At Reid and Roberts, we believe in transparency. Below is a clear explanation of the fees that may be payable during your tenancy. It's important that you understand these before making any decisions about a property or booking a viewing.

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#### What Referencing Covers:

- Credit history and public record checks
- Anti-Money Laundering verification
- Employment and income confirmation
- Previous landlord references
- Right to Rent compliance
- Full reporting to the landlord for final approval

#### Tenancy Deposit

A refundable deposit equivalent to **five week's rent** is required at the start of the tenancy. This is subject to successful referencing.

REID & ROBERTS ESTATE AND LETTINGS AGENTS

01352 700070

Please contact our Reid & Roberts - Mold Office  
on 01352 700070 if you wish to arrange a viewing appointment for this  
property or require further information.

Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>		60	90
<p>Not energy efficient - higher running costs</p>		<p>EU Directive 2010/65/EU</p>	

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.