



4 Tudor Grange

Court Road, Wrexham, LL13 7RH

INVESTMENT OPPORTUNITY Currently Let and Managed by Wingetts is this well presented and modernised first floor one bedroom apartment located on the fringe of the city centre briefly comprising a ground floor entrance door to hall with stairs leading to the well proportioned lounge with Upvc double glazed window to front, inner hallway with airing cupboard, modern fitted kitchen, double bedroom and a modern bathroom with shower over the bath. Upgraded electric heating. The property has the benefit of a rear parking bay and a recently extended lease. Tenants contract details available on request. Energy Rating - E (49)

Price £90,000

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- INVESTMENT OPPORTUNITY
- Well presented and modernised first floor apartment
- Located on the fringe of the city centre
- Currently Let and Managed by Wingetts
- Hallway, well proportioned lounge
- Fitted kitchen
- Double bedroom
- Modern bathroom
- Parking to rear
- Recently extended lease

LOCATION

OUTSIDE

DIRECTIONS

PLEASE NOTE

ACCOMMODATION

COUNCIL TAX BAND - B

HALL

LOUNGE

16'4 x 9'4 (4.98m x 2.84m)

INNER HALL

KITCHEN

9'8 x 5'6 (2.95m x 1.68m)

BEDROOM

12'3 x 10'8 (3.73m x 3.25m)

BATHROOM

5'7 x 5'5 (1.70m x 1.65m)



[Directions](#)





Floor Plan

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.

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