

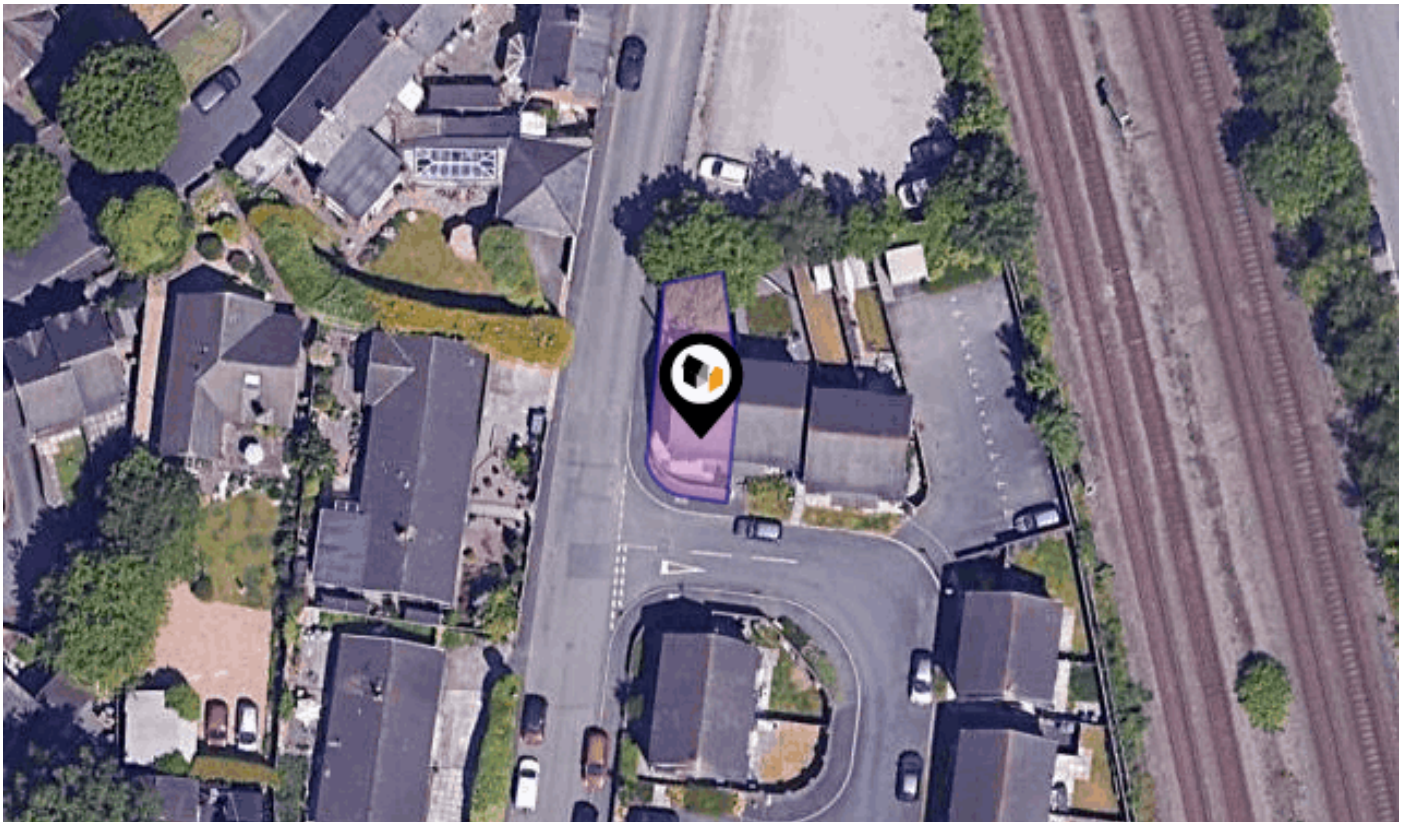


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Monday 02nd September 2024



BRUNSWICK COURT, WREXHAM, LL11

Wingetts | Wrexham

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	688 ft ² / 64 m ²		
Plot Area:	0.03 acres		
Year Built :	2014		
Council Tax :	Band D		
Annual Estimate:	£2,014		
Title Number:	CYM627976		

Local Area

Local Authority:	Wrexham
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

10 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Brunswick Court, LL11

Energy rating

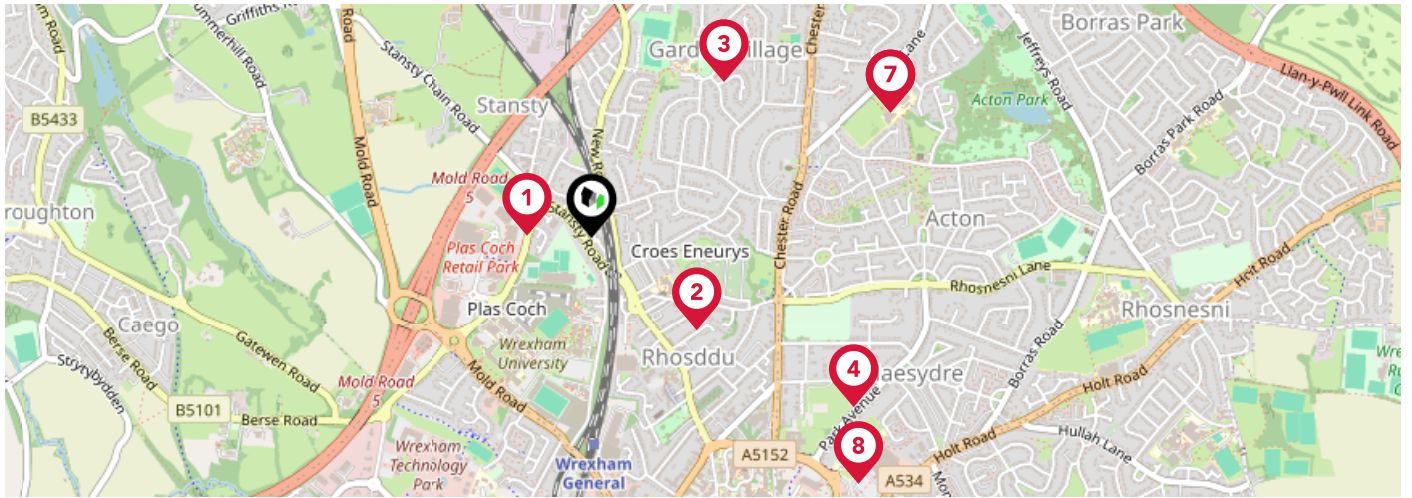
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Valid until 27.08.2028

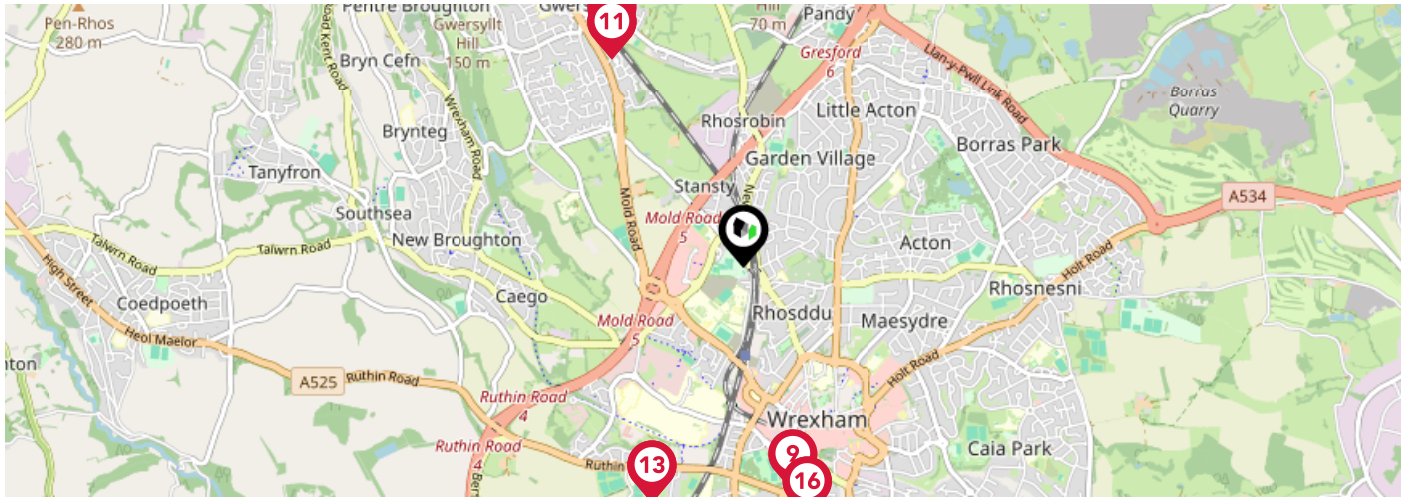
Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	78 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Very Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	64 m ²



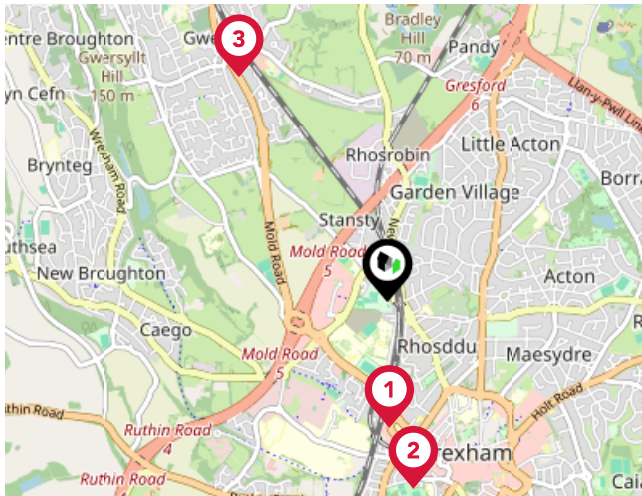
	Nursery	Primary	Secondary	College	Private
1 Ysgol Plas Coch Ofsted Rating: Good Pupils:0 Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Rhosddu Primary School Ofsted Rating: Good Pupils:0 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Wat's Dyke C.P. School Ofsted Rating: Good Pupils:0 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 The Groves High School Ofsted Rating: Not Rated Pupils:0 Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Acton Park Infants School Ofsted Rating: Not Rated Pupils:0 Distance:0.72	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Acton Park Junior School Ofsted Rating: Adequate Pupils:0 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Acton Primary Ofsted Rating: Not Rated Pupils:0 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Alexandra C.P. School Ofsted Rating: Good Pupils:0 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	St Mary's R.C. Primary School Ofsted Rating: Excellent Pupils:0 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gwersyllt Junior C.P. School Ofsted Rating: Not Rated Pupils:0 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gwersyllt Community Primary School Ofsted Rating: Good Pupils:0 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ysgol Bryn Offa Ofsted Rating: Not Rated Pupils:0 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ysgol Clywedog Ofsted Rating: Unsatisfactory Pupils:0 Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ysgol Y Gaer Ofsted Rating: Not Rated Pupils:0 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Giles' Infants School Ofsted Rating: Not Rated Pupils:0 Distance:1.16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Giles' Junior Controlled School Ofsted Rating: Not Rated Pupils:0 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

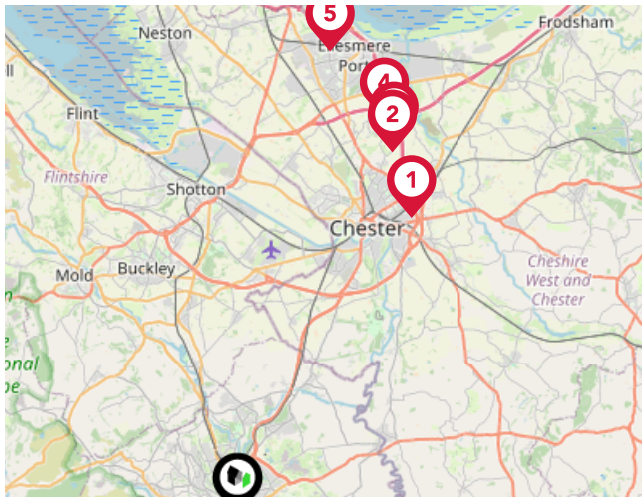
Area

Transport (National)



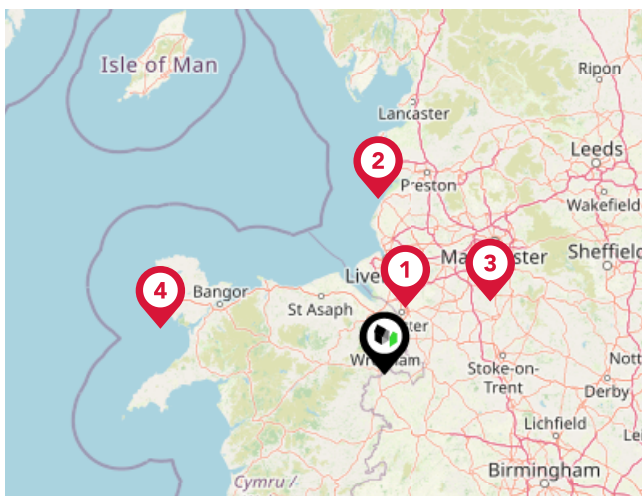
National Rail Stations

Pin	Name	Distance
1	Wrexham General Rail Station	0.56 miles
2	Wrexham Central Rail Station	0.84 miles
3	Gwersyllt Rail Station	1.2 miles



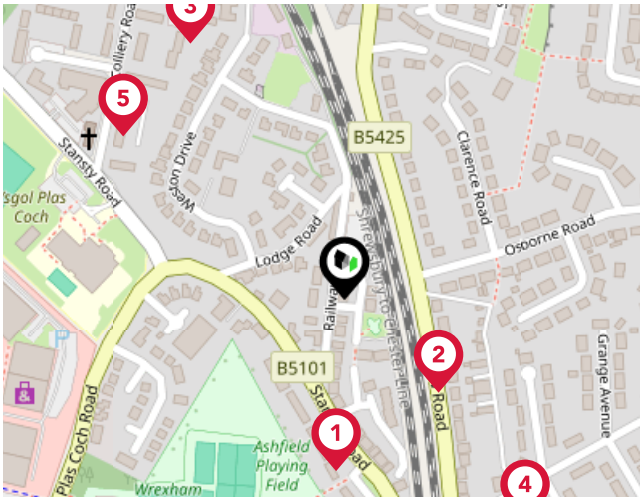
Trunk Roads/Motorways

Pin	Name	Distance
1	M53 J12	12.28 miles
2	M53 J11	14.11 miles
3	M56 J15	14.39 miles
4	M53 J10	15.03 miles
5	M53 J7	16.85 miles



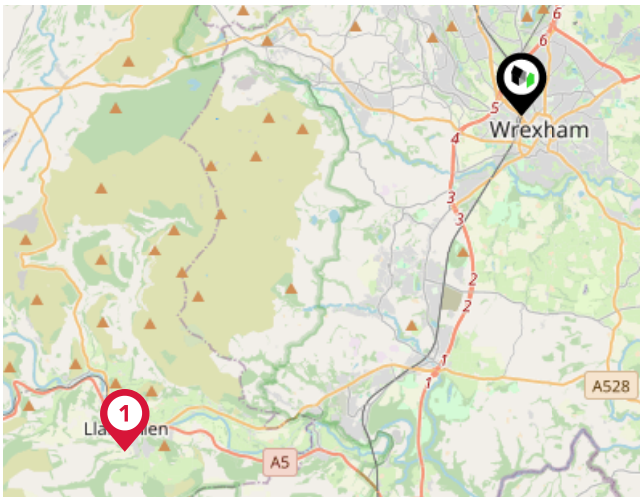
Airports/HELIPADS

Pin	Name	Distance
1	Speke	20.26 miles
2	Highfield	49.81 miles
3	Manchester Airport	36.79 miles
4	Penrhyn	64.99 miles



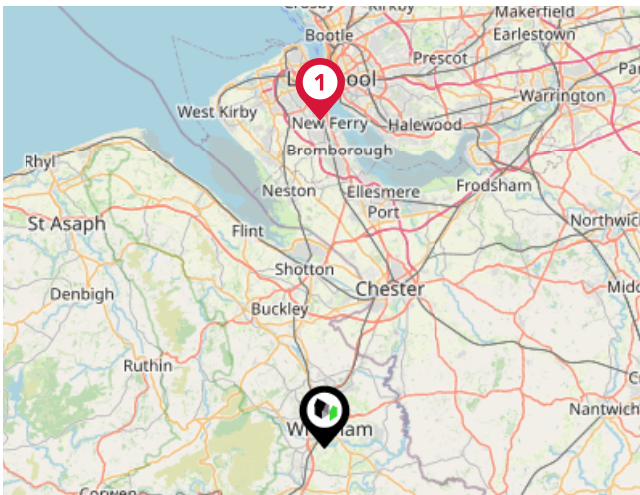
Bus Stops/Stations

Pin	Name	Distance
1	Remploy	0.1 miles
2	Osborne Road	0.07 miles
3	Colliery Houses Terminus	0.17 miles
4	Morgan Avenue	0.16 miles
5	Stansty Nursing Home	0.15 miles



Local Connections

Pin	Name	Distance
1	Llangollen (Llangollen Railway)	9.26 miles



Ferry Terminals

Pin	Name	Distance
1	Woodside Ferry Terminal	23.29 miles



Wingetts | Wrexham

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Owned by RICS qualified Valuer and Director Leigh Hayward MRICS and Business Operations Director Emma Hayward and supported by our experienced team, we have an extensive local knowledge of the property market and pride ourselves on being able to offer an excellent standard of service.

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UK Government

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