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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Tuesday 29th October 2024



**BURTON TOWER, HIGHER LANE, BURTON, ROSSETT,
WREXHAM, LL12**

Wingetts | Wrexham

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	914 ft ² / 85 m ²		
Plot Area:	9.36 acres		
Year Built :	Before 1900		
Council Tax :	Band C		
Annual Estimate:	£1,790		
Title Number:	CYM680558		

Local Area

Local Authority:	Wrexham	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)	
Conservation Area:	No	4 mb/s	- mb/s
Flood Risk:			
● Rivers & Seas	No Risk		
● Surface Water	Very Low		

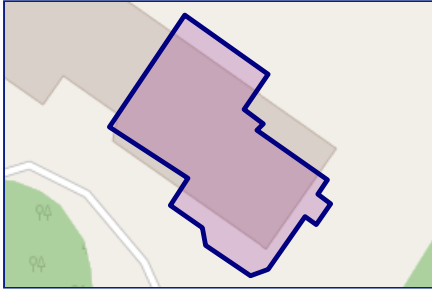
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

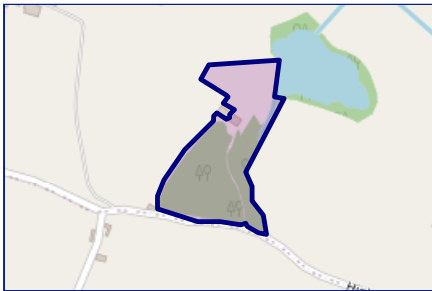


Multiple Freehold Title Plans Detected



CYM680558

Multiple Freehold Title Plans Detected



CYM693755

Higher Lane, Burton, Rossett, LL12

Energy rating

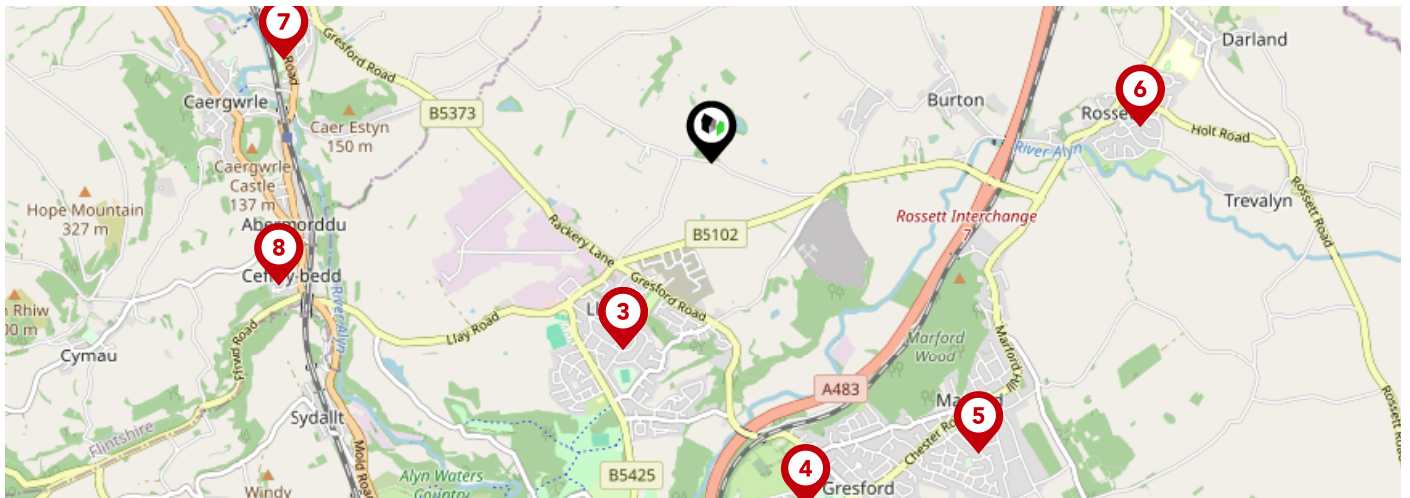
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Valid until 26.07.2028

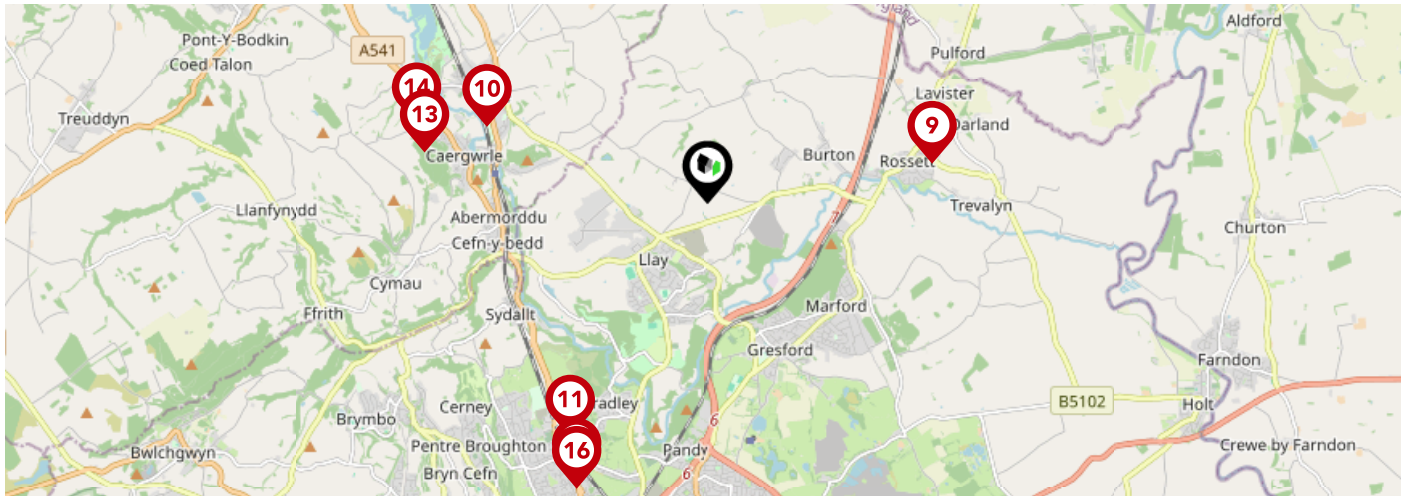
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

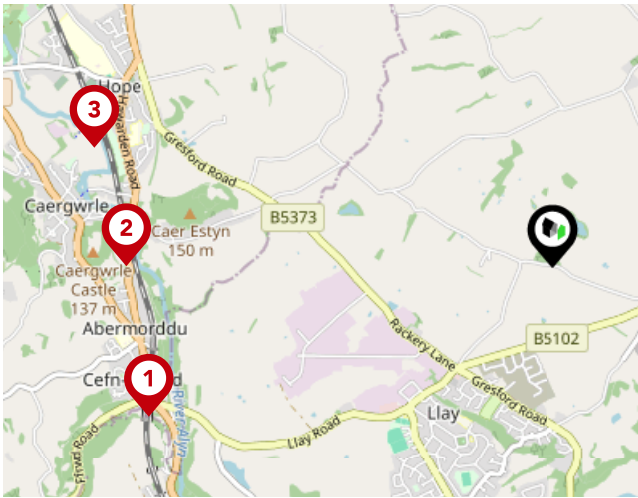
Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Floor Level:	Ground
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 80% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	85 m ²



	Nursery	Primary	Secondary	College	Private
<p>1 Park Junior School</p> <p>Ofsted Rating: Not Rated Pupils:0 Distance:0.91</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Park C.P. Infants School</p> <p>Ofsted Rating: Not Rated Pupils:0 Distance:0.91</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Park Community Primary School</p> <p>Ofsted Rating: Good Pupils:0 Distance:0.91</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 All Saints Primary School</p> <p>Ofsted Rating: Good Pupils:0 Distance:1.58</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 The Rofft C.P. School</p> <p>Ofsted Rating: Good Pupils:0 Distance:1.75</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 St Peter's CIW Voluntary Controlled Primary School</p> <p>Ofsted Rating: Good Pupils:0 Distance:1.92</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Ysgol Estyn C.P.</p> <p>Ofsted Rating: Good Pupils:0 Distance:1.96</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Abermorddu C.P. School</p> <p>Ofsted Rating: Unsatisfactory Pupils:0 Distance:2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

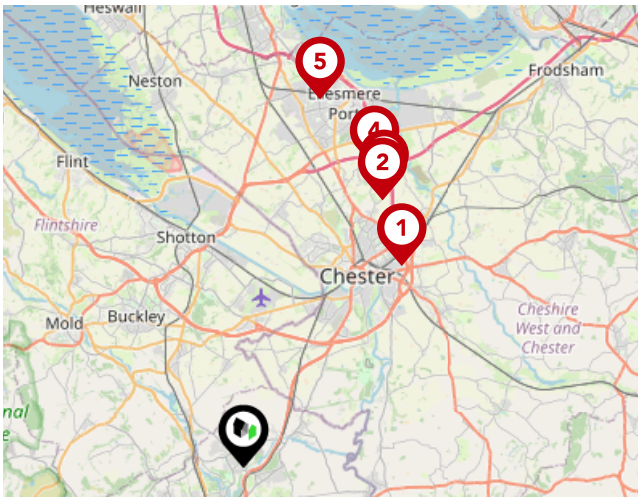


	Nursery	Primary	Secondary	College	Private
Darland High School Ofsted Rating: Adequate Pupils:0 Distance:2.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Castell Alun High School Ofsted Rating: Good Pupils:0 Distance:2.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ysgol Bro Alun Ofsted Rating: Not Rated Pupils:0 Distance:2.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ysgol Derwen Ofsted Rating: Good Pupils:0 Distance:2.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ysgol Tan Y Gaer Ofsted Rating: Not Rated Pupils:0 Distance:2.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bryn Tirion Hall School Ofsted Rating: Not Rated Pupils:0 Distance:2.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ysgol Y Gaer Ofsted Rating: Not Rated Pupils:0 Distance:2.73	<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:2.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



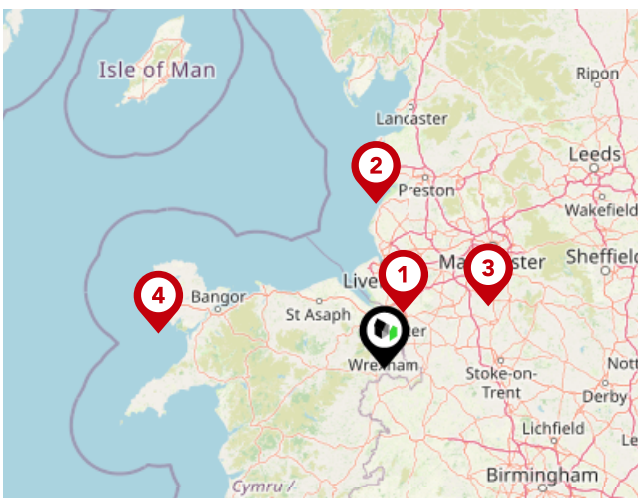
National Rail Stations

Pin	Name	Distance
1	Cefn-y-Bedd Rail Station	1.92 miles
2	Caer Estyn Rail Station	1.9 miles
3	Hope (Flintshire) Rail Station	2.11 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M53 J12	9.08 miles
2	M53 J11	10.72 miles
3	M56 J15	11 miles
4	M53 J10	11.6 miles
5	M53 J7	13.34 miles



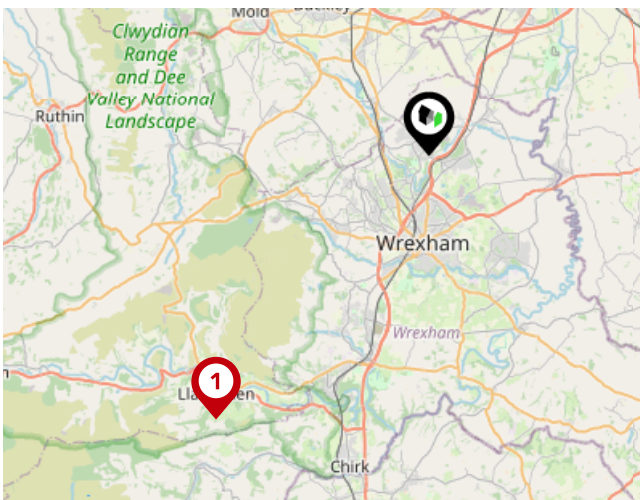
Airports/Helipads

Pin	Name	Distance
1	Speke	16.79 miles
2	Highfield	46.38 miles
3	Manchester Airport	34.41 miles
4	Penrhyn	64.89 miles



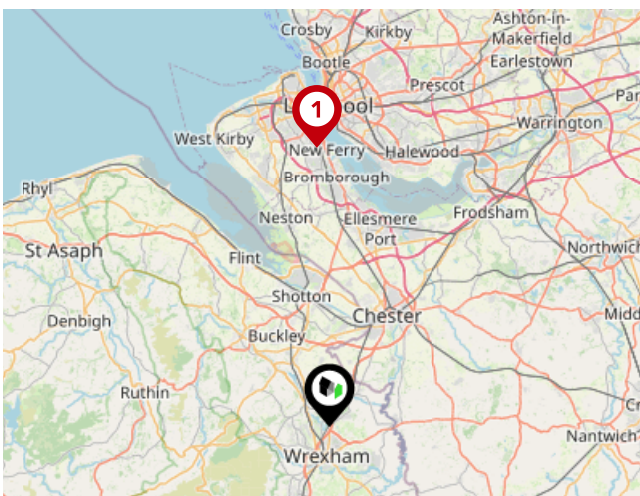
Bus Stops/Stations

Pin	Name	Distance
1	Mount Pleasant Inn	0.51 miles
2	Meadow Rise	0.78 miles
3	Oldfield Park	0.73 miles
4	Crown Inn	0.77 miles
5	Greenfields	0.65 miles



Local Connections

Pin	Name	Distance
1	Llangollen (Llangollen Railway)	12.16 miles



Ferry Terminals

Pin	Name	Distance
1	Woodside Ferry Terminal	19.84 miles



Wingetts | Wrexham

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UK Government

For helpful advice, see the full checklist for how to rent in the 'How to Rent' guide at the HM Government website:



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