



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

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Erbistock Hall, Erbistock, Wrexham, LL13 0DE

- 2 Bedroom Flat
- Large Kitchen/Diner
- Rural Setting
- Idyllic Location
- Very Spacious
- Family Bathroom
- Oil Central Heating
- Excellent Transport Links

Located in the idyllic rural village of Erbistock, this very spacious two bedroom flat is located within the grounds of the beautiful Erbistock Hall.

Recently renovated, the flat comprises of a large entrance hall complete with cloakroom area, large lounge with stove, kitchen /dining room, two double bedrooms and bathroom complete with bath and electric shower. The location offers fantastic links to nearby Wrexham, including the industrial estate and access to the A483.

****NO PETS****

****GARAGE NOT INCLUDED****

Viewing is highly recommended.

ACCOMMODATION

The accommodation within comprises of

ENTRANCE HALL

14'9" x 14'5" (4.50 x 4.40)

Entrance hall consists of quarry tile floor, storage cupboard, oil central heating boiler, then stairs leading the first floor.

STAIRS AND LANDING

6'8" x 13'3" (2.05 x 4.06)

The stairs and have been fitted with brand new carpet, window to front aspect overlooking the courtyard.

KITCHEN/DINING ROOM

19'8" x 7'2" (6.00 x 2.20)

Recently fitted with a brand new high spec kitchen base and wall units, oak worktops and electric hob, oven and grill. Quarry floor tiles and 3 very large windows overlooking side and front aspects of the property. Just off the kitchen is a large pantry giving extra storage.

LOUNGE

13'1" x 19'8" (4.00 x 6.00)

Brand new fitted carpet, large windows to both side aspects, wood bring stove with slate hearth

BEDROOM ONE

15'3" x 10'9" (4.65 x 3.30)

Large double bedroom complete with brand new fitted carpet, large window to front aspect. Sink unit in corner of room. Radiator.

BEDROOM TWO

15'8" x 8'10" (4.80 x 2.70)

Large double bedroom complete with brand new fitted carpet, large window to side aspect. Radiator. Storage Cupboard.

BATHROOM

Large bathroom finished to a very high standard recently been renovated. Including white bath suite, electric shower, shower screen, sink unit, tiled and painted walls, toilet, heated towel rail and linoleum flooring.

VIEWING

By prior appointment through the Sole Agents, Wrexham Office, Tel: (01978) 364283. Email:- wrexham@jonespeckover.com Website:- www.jonespeckover.co.uk

DIRECTIONS

From the A528 Wrexham to Overton Road, turn right to Erbistock, just before the river bridge at the Cross Foxes public house. Continue along the road, taking the lane on the right. Take the first right passed the small junction follow it up the hill and you will see a long driveway on your right follow that down and take the left fork around the back of the property and you will see the flat on the right hand side.

SERVICES

Mains Electricity and Water
Oil fired central heating boiler
Wood burning Stove
Private drainage with share septic tank
Council Tax Band C

TERMS OF LET (D)

1. The property is offered on a Standard Occupation Contract (SOC) for an anticipated 6 months Let initially.
2. A copy of the proposed Contract is available for viewing at Jones Peckover's offices during normal opening hours. In brief, the repairing obligations are such that the Landlord will be responsible for all the main structure and internal fixtures, and the Tenant mainly responsible for maintaining internal decoration to a good standard, and obviously for repairing all breakages. The



Landlord will be responsible for insuring the property. The Tenant will be responsible for arranging his/her own contents insurance cover.

3. The Tenant will pay all outgoings, including Council Tax, Water, Gas/Oil and Electricity

4. Rent is payable monthly and in advance, by Standing Order.

5. The Tenant will also be required at the outset to pay a deposit of £800 to be held by My Deposits throughout the term against any possible damages, breakages etc.

DEPOSIT

Note: - Jones Peckover are members of MyDeposits which is an agency appointed by Communities and Local Government to administer an insurance based tenancy deposit protection scheme. All deposits taken and held by Jones Peckover in relation to Assured Shorthold Tenancies will be registered with MyDeposits. This scheme is designed to ensure that a tenant gets all or part of his/her deposit back when he/she is entitled to it.

HOLDING DEPOSIT

Holding Deposit is paid on the basis of 1 week of the monthly rent cost being £168.75 this is payable before the start of the application process. The holding deposit will secure the property whilst the application process is ongoing.

The Holding Fee is fully refundable if the offer from the landlord is not accepted, the landlord withdraws the property or if you withdraw the offer of tenancy before the application process has begun.

The Holding Fee is non-refundable if the prospective tenant fails to progress the tenancy in the time frame given or gives false misleading information.

MISREPRESENTATION ACT

Messrs. Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:- 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary

permissions for use and occupation, and other details are given without responsibility and any 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 the correctness of each of them. 3. No person in the employment of Messrs. Jones Peckover has the authority to make or give any representation of warranty whatever in relation to this property.



