



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

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11 Highgate Court, Bridge Street, Wrexham, LL13 7HT

- Modern 1 Bed
- Gated Residence
- Close To Town Centre
- Gas C/H
- Balcony
- Allocated Parking
- Stylish Modern Bathroom
- Washing Machine & Fridge Freezer provided

Highgate Court is a modern residential complex situated right in the heart of Wrexham. A mere minutes walk from the Town Centre itself these modern one and two bedroomed are finished to a very high standard offering a modern and contemporary feel. The development itself is a gated development with CCTV on site, there is also allocated spaced parking for each property.

This property is a spacious 1 bed flat offers a large living area and kitchen with balcony, high spec bathroom and double bedroom.

SUMMARY

Highgate Court is a brand new living complex situated right in the heart of Wrexham. A mere minutes walk from the Town Centre itself these modern one and two bedroomed are finished to a very high standard offering a modern and contemporary feel. The development itself is a gated development with CCTV on site, there is also allocated spaced parking for each property.

This property is a spacious 1 bed flat offers a large living area and kitchen with balcony, high spec bathroom and double bedroom.

DIRECTIONS

The property is located on Bridge Street in Wrexham Town Centre, the entrance for the development is located adjacent to Poplar Road and the Soul Suite.

LOUNGE/KITCHEN

16'0" x 9'7" x 10'10" (4.894 x 2.923 x 3.309)

Large lounge with fully fitted carpets, patio to outside patio area complete with blinds. Storage cupboard and TV aerial port.

Kitchen includes electric oven and hob, extractor fan and Worcester Combi Boiler. Will also include Washing Machine and Fridge Freezer upon a 12 month tenancy.

BATHROOM

Stylish fully tiled bathroom complete with white bathroom suite including wash basin, toilet, bath and shower over head. Includes heated towel rail.

BEDROOM ONE

13'11" x 8'11" (4.263 x 2.742)

Large double bedroom complete with fully fitted carpet and blinds fixed to windows to front.

VIEWING

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

SERVICES

We understand that all Main Services are connected subject to statutory regulations. Conventional gas fired central heating. Neither the services nor appliances have been tested and prospective purchasers are invited to obtain specialist reports if required. COUNCIL TAX: Band

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.

TERMS OF LET

1. The property is offered on an assured shorthold for an anticipated 6/12 months Let initially - a longer Let may be possible by negotiation.
2. A copy of the proposed Tenancy Agreement is available for viewing at Jones Peckover's Offices, 33, High Street, Wrexham 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, Oil and Electricity

4. Rent required is £550 per calendar month, payable monthly and in advance, by Standing Order.

5. The Tenant will also be required at the outset to pay a surety deposit of £650 to be held by Jones Peckover the Landlord's Agents throughout the term against any possible damages, breakages etc.

DEPOSIT

Note: - Jones Peckover are members of Tenancy Deposit Solutions Limited (TDSL) 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 TDSL. 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 £126.58 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 in non-refundable if the prospective tenant fails to progress the tenancy in the time frame given or gives false misleading information.



