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Asking Price £105,000

4 Bentley Place, Wrexham LL13 8DQ

🏠 2 Bedrooms

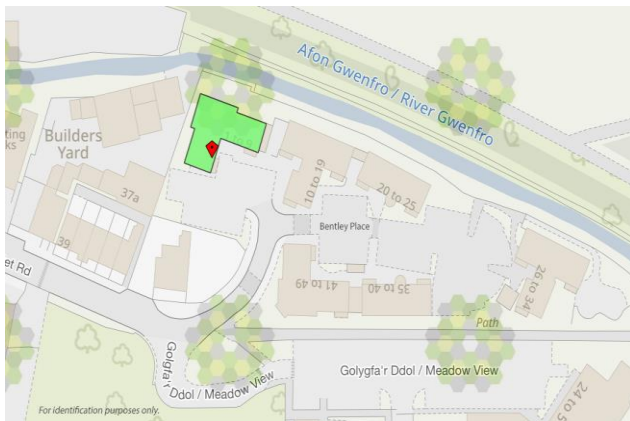
🚿 1 Bathroom

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General Remarks

This property is to be sold with the tenant in situ, and the current monthly rent is £595. A well located and modern residential apartment convenient to all the amenities of the City Centre. The accommodation comprises a bright open plan living/dining/kitchen area with two bedrooms and a bathroom finished with a white suite having over-bath shower. The property is double glazed and centrally heated from a modern combination-type boiler, whilst externally there is a communal garden together with bin store and dedicated parking space. EPC Rating – 79|C.

Location: The apartment comprises one of a now established cul-de-sac development of similar properties in a convenient location on the fringe of the city centre with easy access to local Supermarkets and the Eagles Meadow Shopping and Entertainment Complex.

Accommodation

Communal Entrance Hall: Having dedicated mail-box and automatic lighting. Staircase to First Floor Landing.

First Floor:

Entrance Vestibule: 5' 8" x 3' 6" (1.73m x 1.07m) Laminate timber-effect flooring.

Reception Hall: 13' 0" x 3' 5" (3.96m x 1.04m) Laminate timber-effect flooring. Central heating thermostat. Telephone point. Radiator. Fitted linen cupboard with electric bar heater.

Open Plan Living/Dining/Kitchen: 22' 0" x 13' 10" (6.71m x 4.22m) overall. The Kitchen Area is fitted with a range of beech "shaker-style" panel-fronted units comprising one-and-a-half-bowl stainless steel single drainer sink unit set into a range of base storage cupboards with matching suspended wall cabinets.

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Open Plan Living/Dining/Kitchen Continued:

Fitted work surfaces in granite-effect having integrated "Electrolux" washer dryer and electric oven and "Beko" refrigerator and freezer. Inset four-ring gas hob with fitted cooker hood above. Fitted boiler cupboard containing wall mounted "Worcester" gas-fired central heating boiler. Two radiators. Television aerial point. Sky television point. Laminate timber-effect flooring. French windows to:

External Covered Balcony:

Bedroom 1: 11' 0" x 8' 10" (3.35m x 2.69m) Full-length range of fitted wardrobes containing hanging rail and fitted shelving. Radiator. Television aerial point. Telephone point. Laminate timber-effect flooring.

Bedroom 2: 9' 1" x 8' 1" (2.77m x 2.46m) Radiator. Laminate timber-effect flooring. Fitted dresser-unit and open shelving.

Bathroom: 8' 2" x 6' 8" (2.49m x 2.03m) maximum. Fitted with a modern white three piece suite comprising a close flush w.c., pedestal wash hand basin and panelled bath having shower above from a mixer tap attachment. Part tiling to walls with full tiling to shower. Fitted heated towel rail. Extractor fan. Electric shaver point. Double glazed window.

Outside: The property is approached in a cul-de-sac situation to a Dedicated Car Parking Space. The property has a communal garden and Bin Store.

Services: All mains services are connected to the property subject to statutory regulations. The central heating is a conventional radiator system effected by the "Worcester" gas-fired combination-type boiler situated in the Kitchen.

Tenure: The property is available on a long leasehold purchase with an original grant of 999 years from the 1st October 2006. There is a Ground Rent and Service Charge, which is currently £840.00 per annum.

Viewing: By prior appointment with the Agents.

Council Tax Band: The property is valued in Band "B".

Directions: From the Agents Wrexham Offices proceed down Regent Street continuing into Hill Street and take the left-hand turning at the junction of Brook Street to the traffic lights continuing ahead onto St. Giles Way. At the next traffic lights turn left and then turn right onto Rivulet Road. At the cross-roads continue straight ahead following the roadway directly ahead into Bentley Place. No. 4 will be seen in the first block on the left-hand side.

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