

BOWEN

PROPERTY SINCE 1862



Asking Price £97,000

9 Ellis Apartments, Corunna Court,
Wrexham LL13 8RE

🛏 1 Bedroom

🚿 1 Bathroom

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General Remarks

Located within a highly sought after gated development on the fringes of the city centre, this beautifully presented one bedroom top floor apartment is offered for sale with NO ONWARD CHAIN and benefits from a modern kitchen and bathroom together with high ceilings and large feature sash windows which maximise the amount of natural light. Neutrally decorated throughout and with a combination boiler, the living accommodation briefly comprises an entrance hallway with plenty of built-in storage; living room; kitchen; bedroom and a bathroom with a white four piece suite. An early viewing is strongly advised.

Location: "Corunna Court" is a residential complex of apartments set within a private gated community on the fringes of the city centre. Located just off the A525 Whitchurch Road, local amenities include Bodhyfryd Welsh speaking School, Lidl and Farmfoods Supermarkets as well as a Health and Play Centre. The city centre lies less than a mile away.

Accommodation

Entrance Hallway: Wooden sash window to the front elevation. Radiator. Telephone entry system. Built-in storage cupboards. Attic hatch.

Living Room: 13' 11" x 12' 9" (4.23m x 3.89m) Wooden sash window to the front elevation. Radiator.

Kitchen: 9' 3" x 7' 8" (2.83m x 2.33m) Wooden sash window to the rear elevation. Modern wall and base units with complementary work surfaces. Stainless steel sink and drainer units with mixer tap. Integral gas hob. Integral oven. Cooker hood. Space for fridge freezer. Integral washer/dryer. Integral dishwasher. Wall tiling. "Glow-Worm" combination boiler. Radiator.

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Bedroom: 11' 3" x 10' 2" (3.44m x 3.11m) Two wooden sash windows to the front elevation. Radiator.

Bathroom: 8' 1" x 7' 8" (2.46m x 2.34m) White four piece suite comprising a panelled bath, shower cubicle, low level w.c. and pedestal wash hand basin. Wall tiling. Radiator. Shaver point.

Outside: Externally there is One Allocated Parking Space that comes with the property within the gated enclosure.

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

Tenure: Leasehold. 125 year lease from 2009. There is a Ground Rent of £125.00 per annum and a Service Charge of £103.00 per calendar month. Vacant Possession on Completion NO CHAIN.

Viewing: By prior appointment with the Agents.



EPC: EPC Rating - 78|C.

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

Directions: For satellite navigation purposes use the post code LL13 8RE. Follow the inner ring road along Brook Street and St Giles Way to a set of traffic lights at which turn right onto Salop Road. Proceed straight ahead at the next set of traffic lights onto Kingsmills Road. Continue past Farmfoods Supermarket and take the next right-hand turn towards the Hightown Barracks. Bear right into Corunna Court and through the security gates and the Ellis apartment block is right in front of you.



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.