

Town & Country

Estate & Letting Agents

Acton Hall Walks, Wrexham

£179,950



Forming part of this modern development on the fringes of Acton Park, this first floor apartment offers easy access to both Wrexham city centre, local motorway networks and wealth of day-to-day facilities. Enjoying the benefits of both gas central heating and UPVC double glazing, the property itself comprises an entrance hall with a cloakroom and store cupboard off, a living room with views over the communal green, kitchen, bathroom and two double bedrooms, the principal of which enjoys ensuite facilities. Located to the rear of the property is an allocated parking space along with visitor spaces.

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com

TEL: 01978 291345

Externally

To the rear of the property is an allocated off-road parking space numbered 24 with visitors parking spaces located to the rear of the car park

Communal Hallway

A communal entrance hall with mailboxes and a staircase off with stainless steel banister and glass balustrades rising to the private entrance to number 24.

Private Entrance Hall

The property is entered through a panel front door opening to an inset welcome mat, a large shelved built in cupboard with radiator, an intercom receiver, a radiator and a built-in cloaks cupboard. Doors off open to the main living/dining room, kitchen, bathroom and both double bedrooms the principal of which having an ensuite shower room.



Living Room/ Dining Room

14'6 x 15'9

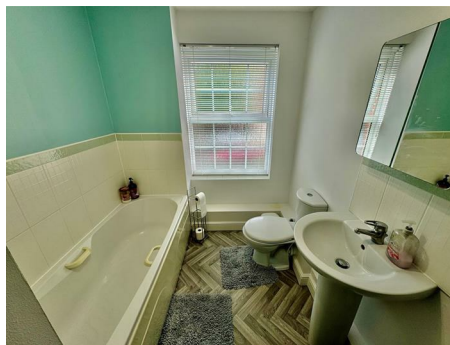
Having two windows facing the front elevation with radiators below both of which frame beautiful views over the communal Parkland.



Kitchen

9' x 8'5

The kitchen is fitted with an array of light wood grain effect wall, base and drawer units complimented by stainless steel handles. Work surface space houses a stainless steel one and a half bowl sink unit with a mixer tap and tiled splashback. Integrated appliances include an oven, hob and extractor hood along with a , washing machine and space for a fridge freezer. There is wall mounted gas combination boiler, a window faces a rear elevation with a radiator below.



Bathroom

8'8 x 6'6

Installed with a panel bath with a mixer tap incorporating a shower extension along with a dual flush low-level WC and pedestal wash hand basin with mixer tap, partially tiled walls, radiator and an opaque window facing the rear elevation.



Principle Bedroom

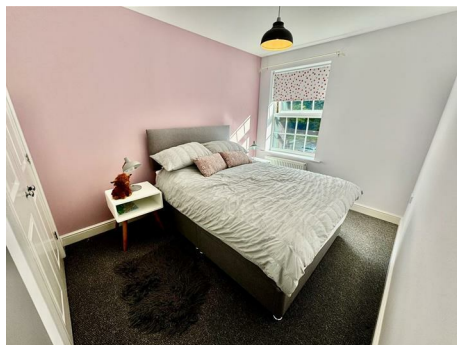
14'1 x 10'5

(Measurement incorporating ensuite)
Having a window facing the front elevation with a radiator below built in double and single wardrobe and a door off opening to the ensuite shower room.



En suite Shower Room

Installed with an oversized shower enclosure with thermostatic shower along with a dual flush low level WC pedestal wash hand basin with mixer tap and tiled splashback and a radiator.



Bedroom Two

12'2 x 8'1

With a window facing the rear elevation with a radiator below and a built-in double wardrobe.

Addendum

Agent is advised:

The Ground Rent is £125 pa and the Service Charges £895 pa paid in 2 instalments or by monthly direct debit of £85 per month.

The property is Freehold which was bought in August 2013 with a loan for 17 years, repayment charges are included in the Service Charges payment.

Services

The agents have not tested any of the appliances listed in the particulars.

Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

Mortgage Advice

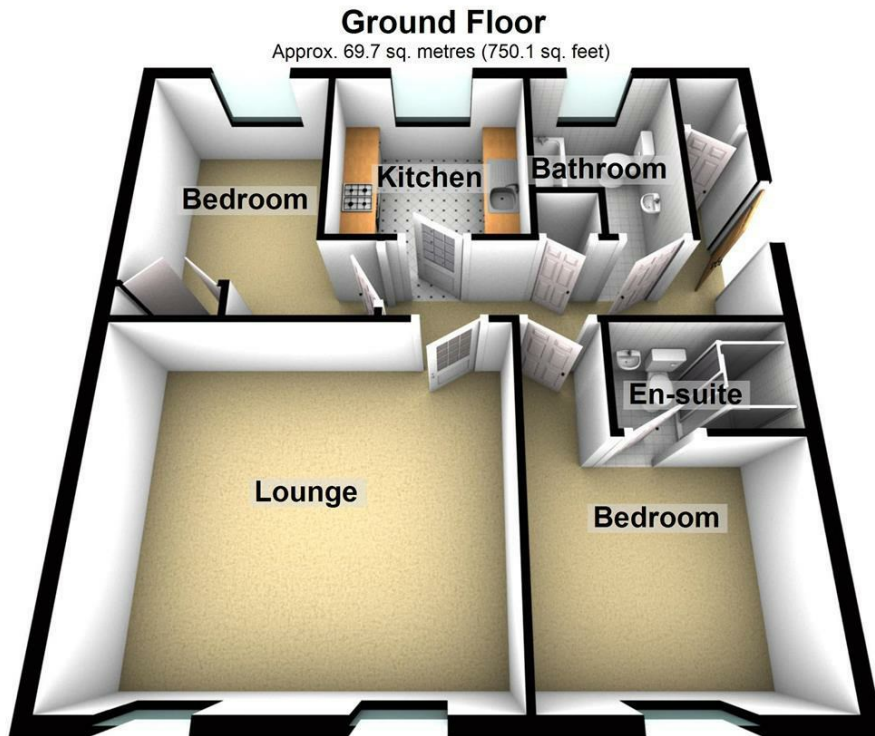
Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your

requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.



Total area: approx. 69.7 sq. metres (750.1 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		82	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	