

# Town & Country

Estate & Letting Agents

Bentley Place, Wrexham

£117,950



Ideally located near the city centre and local amenities, this two-bedroom second-floor apartment features double glazing, gas central heating, and an allocated parking space. It offers a private entrance hall, open-plan living/kitchen with wood grain-effect units, a Juliet balcony to the front, and a full rear balcony. The property also includes two bedrooms and a modern three-piece bathroom suite.

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## DESCRIPTION

Conveniently located for access to the city centre and with a host of day-to-day amenities close at hand, this recently decorated and updated two-bedroom, second-floor apartment benefits from double glazing, gas central heating, and an allocated parking space. In brief, the property comprises a private entrance hall and an open-plan living room/kitchen, newly fitted with wood grain-effect wall, base, and drawer units. There is a Juliet balcony to the front elevation and a full balcony to the rear. The property also includes two bedrooms and a brand new modern bathroom suite.



## PRIVATE ENTRANCE HALL

Entered through a wood grain-effect door, the entrance hall features an intercom system, a radiator, and doors leading to the open-plan living/kitchen area, both bedrooms, and the bathroom.



## LOCATION

Conveniently located just a short distance from Wrexham city centre. This well-connected location offers excellent access to a wide range of local amenities, including supermarkets, shops, cafes, and schools, making it ideal for both professionals and families. Wrexham General and Wrexham Central train stations are easily accessible, providing regular services to Chester and beyond, while the nearby A483 offers swift road links to the wider North Wales region and the motorway network. The area also benefits from nearby parks and green spaces, adding to the overall appeal of this convenient and well-served location.

## ENTRANCE HALL

Accessed via a secure communal entrance with stairs rising to the upper floors.



## OPEN-PLAN KITCHEN/DINING/LIVING ROOM

22'2" x 11'8" (max)

With wood grain-effect laminate flooring throughout, this spacious area includes a radiator, double-glazed French doors opening to a Juliet balcony at the front, and further French doors opening to a rear balcony with artificial lawn and railings. The kitchen is fitted with a range of wood grain-effect wall, base, and drawer units with stainless steel handles. Ample work surface space incorporates a stainless steel one-and-a-half bowl sink with mixer tap and tiled splashback. Integrated appliances include a stainless steel oven, hob, and extractor hood, with space and plumbing for a washing machine.



## BATHROOM

9' x 6'3"

Fitted with a white three-piece suite comprising a panelled bath with mixer tap and handheld shower attachment, a low-level WC, and a pedestal washbasin. Additional features include a heated towel rail, partially tiled walls, and a double-glazed skylight.



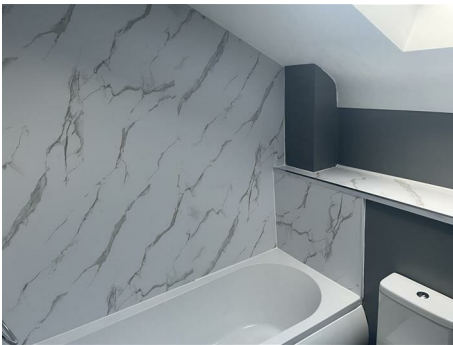


## To Make an Offer (Wrexham)

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

## Mortgage Advice (Wrexham)

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.**



## BEDROOM TWO

7'5 x 8'6

Features a radiator and a timber-framed double-glazed skylight.



## BEDROOM ONE

10'6 x 8'9

Includes a double-glazed window and skylight, a radiator, and fitted wardrobes with a light wood grain-effect finish.



## Services (Wrexham)

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

Tenure: Awaiting information and amount(s) from owner

Council Tax Band B £1706.00

- The lease is 999 years
- Built October 2006
- Service charge £1380 inclusive
- No ground rent as included in service charge

## Viewings (Wrexham)

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

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.

