



## The Kinmel 12 Colliers Grange, Wrexham, LL14 4DN

**£1,200 PCM**

The Kinmel – 3-Bedroom Semi-Detached with a Private Driveway

A thoughtfully designed three-bedroom home, newly built by multi award winning builders SG Estates. The Kinmel offers a bright and welcoming lounge which sits at the front of the house and a contemporary kitchen/dining room to the rear, with French doors leading to a fully enclosed garden – perfect for entertaining. A handy cloakroom adds everyday convenience.

On the first floor, you'll find three bedrooms, including a principle with built-in storage, and a modern family bathroom with both bath and separate shower. A private driveway provides parking for two cars.

Available Mid May - Please use contact agent button to register your interest.

## Manor Gardens Phase 2

Manor Gardens: Where Countryside Living Meets City Life

Looking for a place to call home? Manor Gardens in Rhostyllen offers the perfect balance of rural charm and urban convenience. This exclusive development features 223 two- to four-bedroom homes, just two miles from Wrexham city centre.

Set on the edge of the Erddig National Trust Parkland, residents can enjoy countryside walks along a scenic footpath leading to the historic Erddig Hall. It's a peaceful location, ideal for families, professionals and anyone seeking space and tranquillity without losing touch with city life.

Wrexham provides excellent amenities including shopping, dining, leisure facilities, a university, and a wide choice of schools, with bilingual and multi-faith options available.

With its ideal location, carefully designed homes and tailored support schemes, Manor Gardens is more than a development, it's a lifestyle.

### Kinmel

Please note this is a new build home, measurements are approximate and photos are examples only.

### Hallway 11'10" x 3'7" (3.62m x 1.10m)

Laminate flooring, Radiator, Light, Stairs rising and doors off to:

### Kitchen/dining Room 10'6" x 15'10" (3.22m x 4.84m)

Laminate floor, Spotlights, Radiator. UPVC double glazed window and French doors to rear elevation. A range of base, wall and floor units with complimentary worktop over and glass splash back, stainless steel sink, integrated fridge/freezer, electric oven with hob and extractor over. Space for a washing machine.

### Lounge 13'9" x 8'10" (4.20m x 2.70m)

Laminate floor, Spotlights, Radiator. UPVC double glazed window to front elevation.

### Cloakroom 6'3" x 2'11" (1.91m x 0.91m)

Laminate floor, Spotlights, Radiator. UPVC double glazed window to side elevation. Pedestal basin and close coupled WC.

### Landing

Carpet to stairs & Landing, Light fitting, UPVC double glazed window to side elevation. Doors off to:

### Bathroom 5'10" x 9'8" (1.80m x 2.95m)

Tiled floor and part tiled walls. Pedestal basin, Close coupled WC, panelled bath and separate shower cubicle. Light fitting, radiator, shaver point & extractor

### Bedroom 1 10'3" x 12'11" (3.14m x 3.96m )

Carpet to floor, 2 x UPVC double glazed windows to front elevation, Light fitting, Radiator. Built in storage cupboard and cupboard housing water tank.

### Bedroom 2 9'7" x 9'8" (2.93m x 2.95m)

Carpet to floor, UPVC double glazed windows to rear elevation, Light fitting, Radiator.

### Bedroom 3 5'10" x 7'6" (1.78m x 2.31m)

Carpet to floor, UPVC double glazed windows to rear elevation, Light fitting, Radiator.

### Externals

Private rear garden with patio and lawn area and driveway for 2 cars to the side.

### Tenant Fee Guide

#### TENANT FEE GUIDE

For tenancies entered into before 1st September 2019, the tenant fees applicable are detailed within your tenancy agreement.

As from 1st September 2019, for tenancies beginning on or after this date, fees payable to letting agents to rent a property are no longer applicable. However, from time to time tenants may have to pay charges in certain circumstances. For a full list of these, please see our Tenants Fee Guide below:

**Holding Deposit** The equivalent to 1 weeks rent (per tenancy)

(this maybe non-refundable)

This fee is non-refundable should you decide not to progress your application / sign your tenancy

agreement within 15 Calendar days (unless otherwise mutually agreed) or if you have given false/misleading information on the application form or any applicant fails a Right to Rent check. It will be returned to you in the event the landlord is unable to proceed.

**Deposit** The equivalent of 4/5 weeks rent (per tenancy)

This is to cover any damages, dilapidations and defaults on the part of the tenant during the tenancy.

**Unpaid Rent Interest** at 3% above the Bank of England Base Rate

Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

**Lost Keys / Security Devices**

Tenants are liable to the actual cost of replacing any lost keys or other security devices. If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost keys or other security devices.

**Ending a Tenancy Agreement Early / Early Termination (Tenants request)**

In situations where a tenant wants to leave a fixed-term tenancy early, if authorisation is given allowing the tenant to vacate the premises before the expiration of any tenancy agreement, you may be liable for the following:

- Rent - liable to pay for the entirety of the tenancy or up to the date the premises are re-let, whichever is sooner.

- Any costs that the landlord encompasses in re-letting the property until the start date of the replacement tenancy.

- Council tax, water rates, gas and electricity charges along with any other bills which are the tenants responsibility under the tenancy agreement up to the date the premises are re-let, or the expiration of the tenancy agreement,

whichever is sooner.

- These costs will be no more than the maximum amount of rent outstanding on the tenancy.

**Payments in Default**

A payment in default is a payment required by the landlord or agent arising from a breach of the tenancy agreement by the tenant, whether late payment of rent by its due date or some other breach.

These are occasions where it would be unfair for the landlord to be responsible for meeting the cost to them as a result of the actions of the tenant.

Such as:

- Missed Appointments – a landlord/agent arranges with a tenant for a contractor to carry out remedial work at a property, and a tenant subsequently refuses entry, or not being home to allow entry, resulting in charges to the landlord.

- Avoidable or purposeful damage to property – damage to a property caused by neglect or careless or wilful behaviour by the tenant.

- Replacement keys – loss of keys by the tenant requiring a landlord/agent to arrange for the cutting of new keys and delivery of those keys to the tenant.

- Emergency / out of hours call-out fees – fees incurred as a result of a landlord/agent arranging for someone to attend the tenants property at the request of a tenant, such as a locksmith or an emergency glazier at the early hours of the morning, when the problem has been caused by the tenant in the first place, such as a window broken on purpose, or keys locked inside a house.

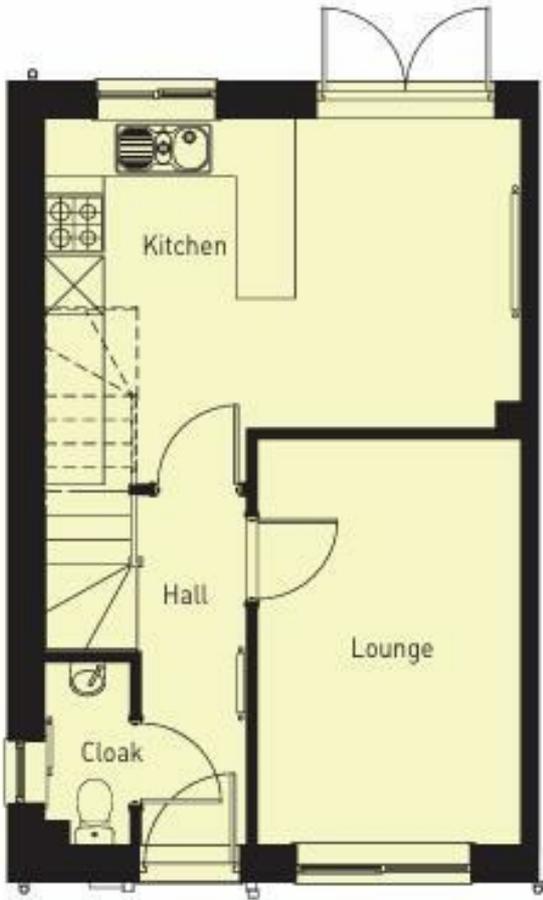
**Other Permitted Payments**

Any other permitted payments not included above, for breaches of contract or under the relevant legislation including contractual damages.

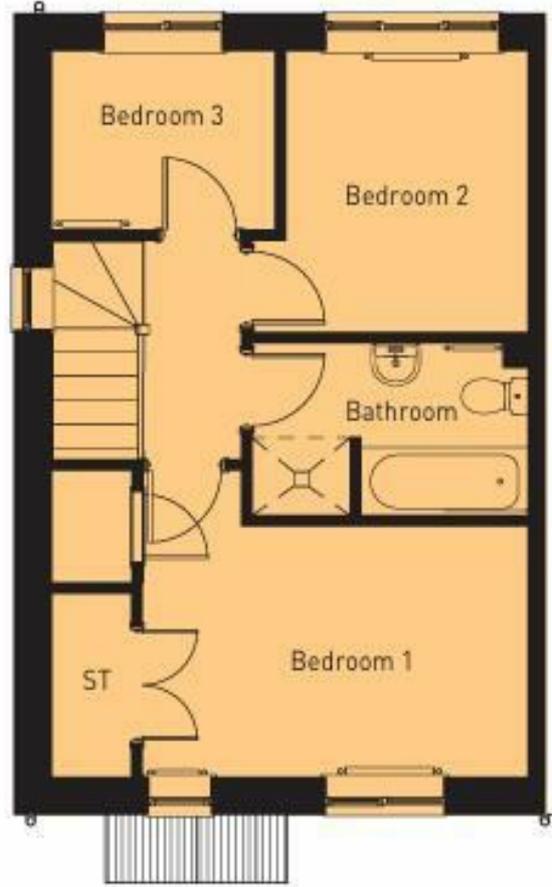
**Tenant Protection**

Olivegrove Residential Sales and Lettings Limited is a member of UKALA Total Loss CMP which is a client money protection scheme, and also a member of The Property Ombudsman (TPO) and Property Redress Scheme (PRS) which are redress schemes. You can find out more details by contacting us directly.

## Floor Plan

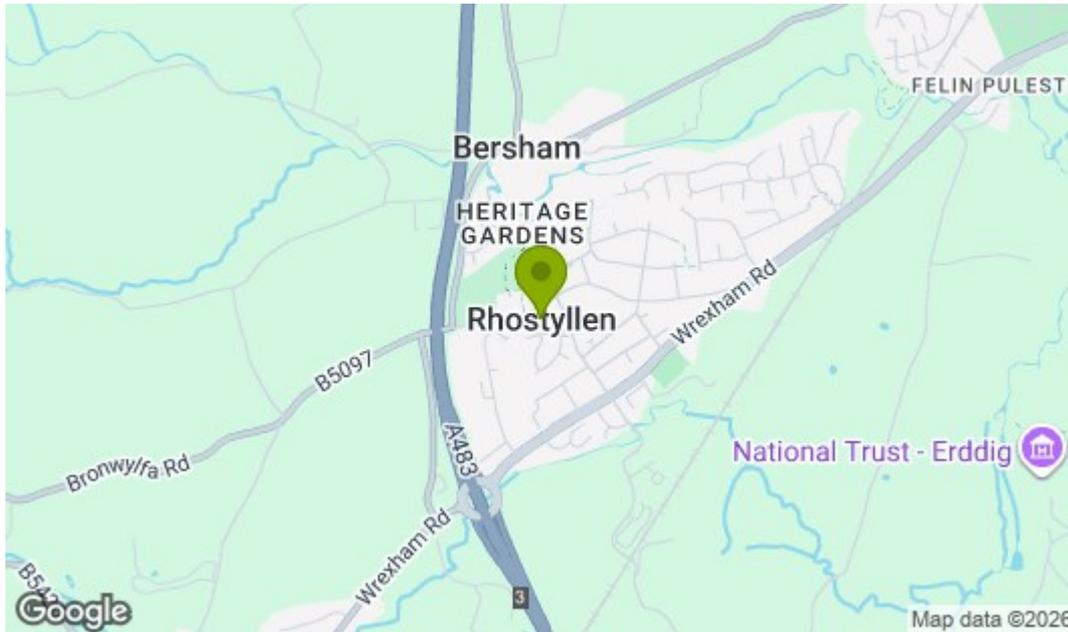


**GROUND FLOOR**



**FIRST FLOOR**

## Area Map



## Energy Efficiency Graph

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.