



11 Eagles Court

Eagles Meadow, Wrexham, LL13 8DJ

Of interest to owner occupiers or investors. A quality apartment on the third floor of the superbly located Eagles Court. The accommodation briefly comprises communal entrance from the parking bays with intercom system and lift access to all floors. A private entrance door then opens the hallway which leads to the open plan living accommodation and open plan kitchen area. The master bedroom has the benefit of a well appointed en-suite shower room and the apartment has a second bedroom and bathroom. There is a dedicated parking space accessed through an electronic barrier. Energy Rating - B (82)

Price £100,000

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- IDEAL FIRST TIMER BUYER/INVESTMENT OPPORTUNITY
- Secure Communal Entrance
- Master bedroom, En-suite shower room
- Energy Rating - B (82)
- Quality third floor apartment
- Private entrance hall
- Further bedroom and bathroom
- Superb town centre location
- Open plan living/kitchen area
- Dedicated parking space

LOCATION

DIRECTIONS

COMMUNAL ENTRANCE

ENTRANCE HALL

OPEN PLAN LIVING ROOM/KITCHEN

MASTER BEDROOM

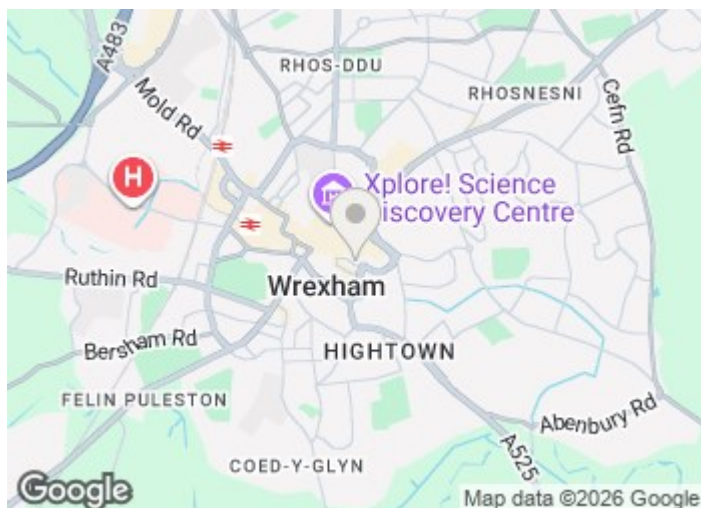
EN-SUITE SHOWER ROOM

BEDROOM TWO

BATHROOM

PARKING

COUNCIL TAX BAND - D



[Directions](#)

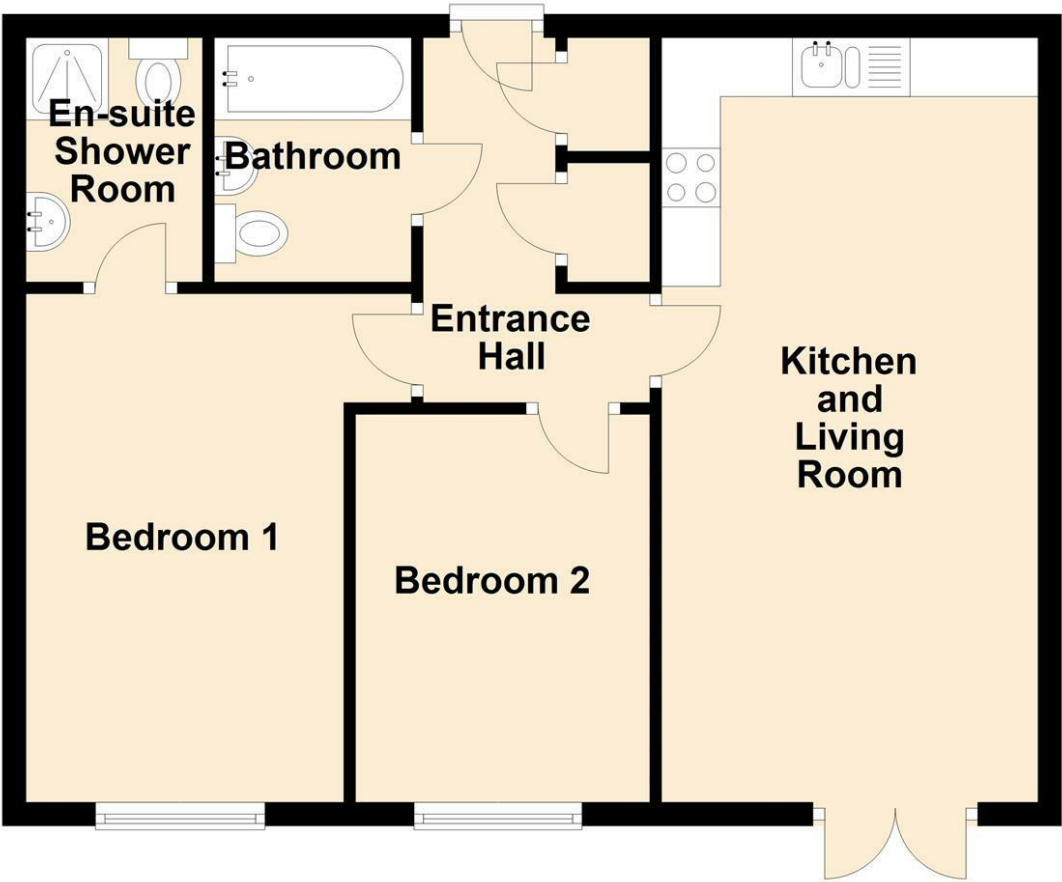




Floor Plan

Third Floor

Approx. 55.9 sq. metres (601.6 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC