



8 The Chimes, Wrexham, LL13 8EF

£700 Per Calendar Month

**** AVAILABLE END OF MARCH **** Well presented first floor one bedroom apartment situated in a electric gated secure community in a convenient location only a few hundred yards from the Eagles Meadow shopping centre and less than a mile from the town centre. The apartment is approached via a communal hall and stairway with voice intercom telephone. The property comprises of open plan kitchen and living room with Juliet balcony. Double size bedroom. Family bathroom with separate shower unit. To arrange a viewing please use contact agent button.

Entrance Hall

Intercom telephone. Telephone point. Double power point. Radiator. Central heating thermostat. Smoke detector

Kitchen area 19'1" x 14'6" & 10'2" (5.82 x 4.42 & 3.09)

L shaped living area comprising of: Kitchen Area is fitted with ranges of modern units and complementary work tops, stainless steel sink with chrome mixer tap, space and plumbing for a washing machine, inset electric oven and gas hob extractor hood over, Worcester combination gas fired boiler, radiator, Upvc double glazed, tiled floor.

Lounge area

Juliet balcony with Upvc double glazed french doors a further Upvc double glazed window to the side, Tv aerial point, telephone point, smoke alarm.

Bedroom 11'9" x 8'5" (3.58 x 2.57)

Tv aerial point, double radiator. UPVC double glazed window to the side elevation.

Bathroom

Fitted four piece white suite comprising a panelled bath, pedestal wash hand basin, close coupled w.c., separate fully tiled shower with a mains shower. Heated towel rail, electric shaver point. Inset spotlights, extractor fan.

Outside

Outside Electrically controlled separate pedestrian and vehicular gates to the tarmac car park, within which there is one dedicated parking space and security lighting.

Directions

Follow the inner ring road past Asda, Wrexham Swimming Pool, and Tesco. After passing the Mecca Bingo Centre on the left and the new Debenhams Development on the right, turn left at the first roundabout onto Smithfield Road. Turn first right onto Bertie Road and The Chimes will be observed after about 100 yards on the right.

Tenant charges

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September 2019, for tenancies beginning on or after this date, fees payable to letting agents to rent a property are no longer applicable.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

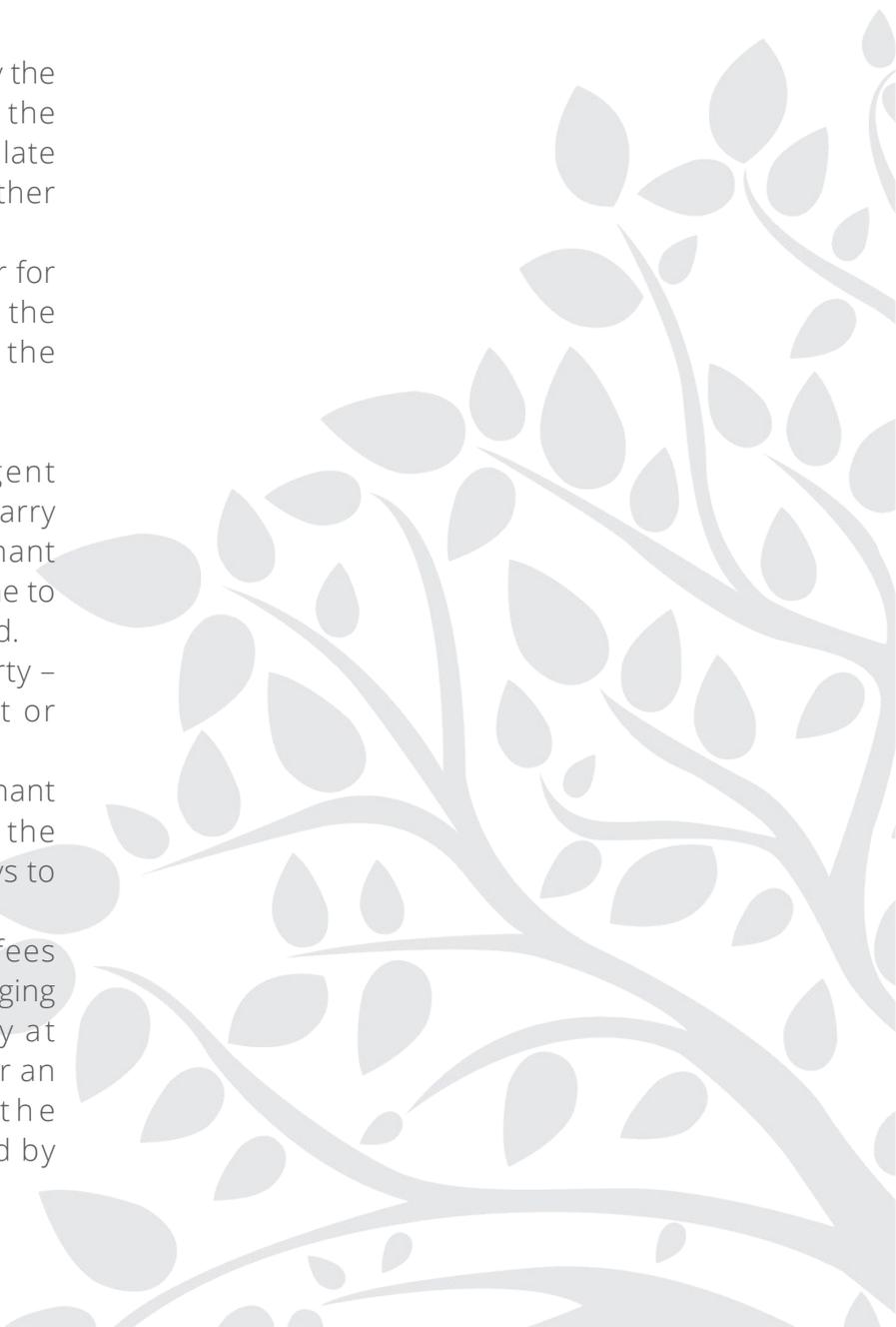
broken on purpose, or keys locked inside a house.

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.

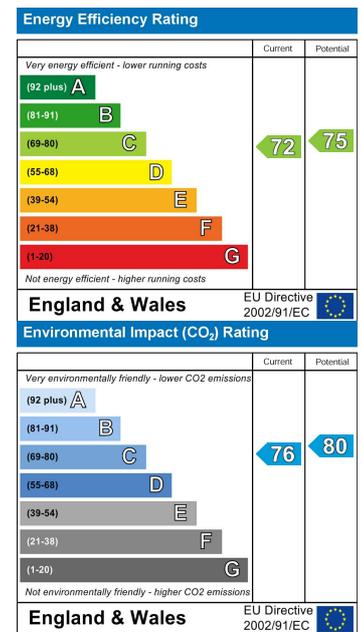


Floor Plan

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.