



6 Meadow Court, Wrexham, LL13 8DP

O.I.R.O £99,950

A well presented 2 bedroom apartment located on the second floor of the popular Eagles Meadow development in Wrexham town centre. This property comes with secure allocated parking. Ideal for Investors and First time buyers.

Hallway



Wood effect flooring, entry phone, spot lights, smoke alarm and storage heater. Large storage cupboard and a utility cupboard housing hot water tank and plumbing for a washing machine. Doors off to.

Open Plan Living Room / Kitchen 21'7" x 11'3"
(6.58m x 3.45)

Living Room



Wood effect flooring, ceiling and wall lights. Aerial, Sky and telephone points. Thermostat. UPVC double glazed French doors to Juliet balcony. Storage heater.

Kitchen



Fully fitted Kitchen comprising of wood effect base, wall and drawer units with complimentary worktops over and upstands. Built in new fridge freezer and new oven and hob with extractor fan over. Built in dishwasher. Stainless steel 1 1/2 bowl sink and drainer with stainless steel mixer tap over. Ceramic tiled floor.

Bathroom 7'3" x 6'2" (2.22m x 1.89m)



Fitted bathroom suite comprising of a panelled bath with mains shower over and glass shower screen. Pedestal wash hand basin and close coupled wc. Part tiled walls and tiled floor. Spot lights, mirror, extractor and heated towel rail. Shaver point.

Bedroom 1 9'2" x 14'2" (2.81m x 4.32m)



UPVC double glazed window to the front

elevation. Carpet to floor, storage heater, smoke detector. Spot lights and ceiling light. Sockets, aerial and sky point.

Ensuite 5'0" x 6'6" max (1.53m x 1.99m max)



Glass shower enclosure with mains shower. Part tiled walls and tiled floor. Pedestal wash hand basin and close coupled wc. Mirror, shaver point, spot lights and extractor fan. Heated towel rail.

Bedroom 2 8'9" x 10'9" (2.67m x 3.29m)



UPVC double glazed window to the front elevation. Lights, sockets, storage heater. Telephone, aerial and Sky point.

**** LEASEHOLD INFORMATION ****

- * 115 Years remaining on the lease (125 year lease when bought in October 2009)
- * Ground rent £250 every six months
- * £160 per month maintenance charge which includes the water

Floor Plan

Area Map



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 Graph

