

Elwy House, 15 King Street, Wrexham LL11 1HF

Tel: 01978 340 030

Wrexham@belvoir.co.uk

www.belvoir.co.uk

BELVOIR!



Eagles Court, Wrexham, LL13 8DJ

Offers over £90,000

This SECOND FLOOR APARTMENT is located right in the town centre within the EAGLES MEADOW DEVELOPMENT and therefore WITHIN WALKING DISTANCE OF ALL TOWN'S SHOPS & AMENITIES. Accessed by either lift or stairwell the apartment is IMMACULATLY PRESENTED THROUGHOUT with no work to do except to move your furniture in. On viewing the property YOU WILL BE SURPRISED BY THE AMOUNT OF INTERNAL SPACE, WITH ALL THE ROOMS GENEROUSLY PROPORTIONED and beautifully appointed. The property briefly comprises of entrance hallway, large kitchen/living area, two generous double bedrooms, the Master having a SHOWER EN SUITE but both bedrooms having modern built in wardrobes. There is also a main bathroom which has a SHOWER over the bath and a further two storage cupboards in the hallway, one of which has plumbing for a washing machine. Within the Eagles Meadow underground car parking area there is one allocated car parking space for this apartment and one visitor car parking space.



Approach

You enter Eagles Court through the external communal door, some 20 yards in front of you is the lift which you need to take to the second floor. Once on the second floor you walk through an internal fire door and turn right and Apartment 6 will be the first door on your left hand side

Entrance Hallway

You enter the apartment through the front door of the apartment, a door that has a spy hole, security chain and five lever lock. Once inside you enter an L shaped entrance hallway which has six internal doors running off (lounge/kitchen, 2 bedrooms, 2 storage cupboards and main bathroom). This area has recessed ceiling lights, a hard wired smoke detector, electric wall heater and intercom.

Open Kitchen / Living Area 22'3" x 12'5" (6.80m x 3.80m)

This is the largest room within the apartment with the area split, very much in a contemporary and modern way, between the kitchen and lounge/living area. The kitchen comprises of a comprehensive range of base and wall cabinets in a light wood laminate finish with decorative wall tiles in between, an inset bowl and a half sink with swan neck mixer tap. Integrated electric cooker and electric hob with steel panel splash back and extractor hood overhead. Integrated dishwasher and fridge freezer with tiled effect lino flooring. The lounge area is spacious and has a front facing uPVC double glazed patio window with Juliet balcony, TV points, electric heater, wall lights, thermostat and two ceiling roses and shades.

Master Bedroom 12'10" x 11'4" (3.93m x 3.47m)

A very generous sized room with a front facing uPVC double glazed window, modern styled built in wardrobes, electric heater. Recessed lights and ceiling rose and shade.

En Suite

Low level wc with push button flush, a pedestal wash basin with mixer tap plus tiled splash back. A brushed steel framed, glazed corner shower unit with a chrome finished shower attachment, large wall mounted mirror over wash basin, shaver plug, chrome radiator , recessed lights extractor fan and tiled floor.

Bedroom Two 12'5" x 9'3" (3.79 x 2.83m)

Front facing uPVC double glazed window, contemporary styled built in wardrobes , electric heater and ceiling rose and shade.

Main Bathroom 9'7" x 6'4" (2.94 x 1.95m)

A very generous sized modern bathroom with a low level wc and push button flush, pedestal wash basin with mixer tap and tiled splash back, above which is a large mirrored wall. Paneled bath with mixer tap with shower above and glazed shower screen to the side. Chrome radiator, shaver plug, recessed lighting, extractor fan and tiled flooring.

External

Within the underground car park of Eagles Meadow development; which can be accessed by the lift, there is one allocated car parking space for the occupant of the apartment and one "guest" car parking space.

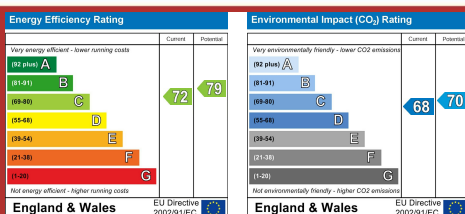
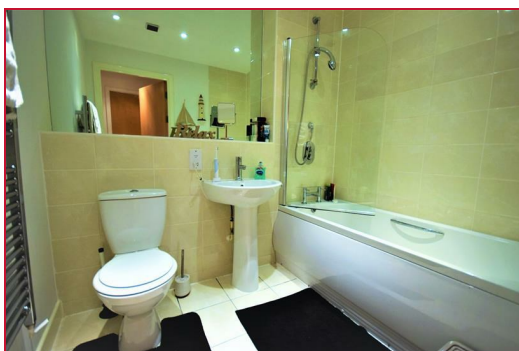
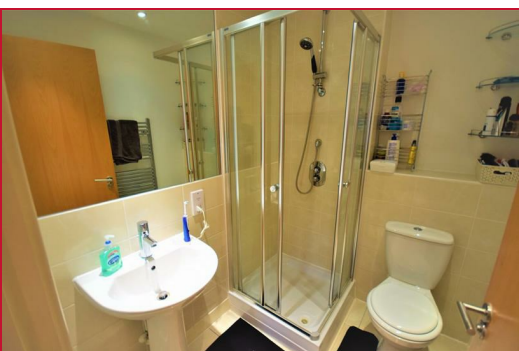
Additional Information

As is the case with overwhelmingly the majority of apartments in this country - 6 Eagles Meadow is leasehold. The service charges are circa £750 every 6 months whilst the ground rent is £125 every 6 months. The service charge covers such costs as the upkeep, cleaning and when deemed necessary the redecoration and refurbishment of the communal areas, servicing, repair and replacement (when necessary) of the lift, buildings insurance and window cleaning.

Disclaimer

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

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 most 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.



BELVOIR!