

# Town & Country

Estate & Letting Agents

Tuttle Street,

£265,000



TOWN AND COUNTRY ARE PROUD TO PRESENT THIS: Well presented three bedroom apartment set in a convenient location close to Wrexham town centre. The property comprises; entrance hall, open plan lounge/diner/kitchen, three bedrooms, one en-suite and bathroom internally, with balcony and patio area externally. Being a superb modern property with period features, this property **MUST BE VIEWED!**

Imperial Buildings, King Street, Wrexham, LL11 1HE  
[info@townandcountrywrexham.com](mailto:info@townandcountrywrexham.com)

**TEL: 01978 291345**



### Entrance

Door to front entrance hall. Intercom.  
Built-in storage cupboard. Doors off to:



### Lounge/Diner

18'10" x 14'10"

Spacious open plan lounge/diner/kitchen. Wood laminate flooring. Exposed beams to ceiling. Double glazed doors to rear leading to balcony. Window to side x2. Radiator.



### Additional Photo



### Kitchen Area

14'11" x 7'3"

Fitted with a range of wall, base and drawer units with complementary work surfaces. Kitchen island. Stainless steel oven, hob and extractor hood over. Integrated fridge-freezer. Integrated washing machine. Integrated dishwasher.



### Balcony/Patio

Wooden decking suitable for alfresco lighting. Power and lighting.



### Bedroom One

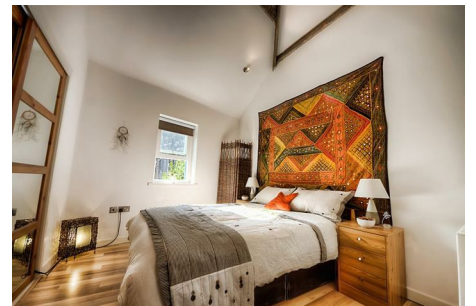
11'6" x 10'6"

Built-in wardrobes. Window to rear. Radiator. Door to en-suite.



### En-Suite

Low level W/C. Wash hand basin. Shower cubicle. Fully tiled walls. Heated towel rail. Shaver point.



### Bedroom Two

10'10" x 10'6"

Built-in wardrobe. Window to side. Radiator.



### Bedroom Three

10'8" x 9'0"

Built-in wardrobe. Radiator.



### Bathroom

Low level W/C. Wash hand basin. Panel enclosed bath with shower over. Fully tiled walls.



### Outside

Gated access providing parking space.

### Additional Information

Please note: The estate agent has not been able to gain access for full inspection.

### Viewings

Strictly by prior appointment with Town & Country Wrexham I.E.A. On 01978 291345

### To Make an Offer

If you would like to make an offer please contact the Office and one of the Team will assist you further.

### Services

The agents have not tested any of the appliances listed in the particulars.

### Mortgage Advice

Town and Country Property Services can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624  
 YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

### Hours of Business

Monday to Friday - 8:30am - 5:30pm  
 Saturday - 9:00am - 4:00pm  
 Sunday - CLOSED

### Additional Information.

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. Unless informed otherwise by the vendor, this property is marketed under the assumption it is freehold.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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