

Town & Country

Estate & Letting Agents

Bentley Place, Wrexham

Offers In Excess Of
£100,000



Located within walking distance of Wrexham city centre, this well-presented second-floor apartment offers bright, practical accommodation with gas central heating, double glazing, and allocated parking.

**** NO ONWARD CHAIN ****

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DESCRIPTION

Situated within walking distance of Wrexham city centre and its wide range of everyday amenities, this well-presented second-floor apartment offers bright and practical accommodation with gas central heating and double glazing throughout and includes allocated off-road parking.



LOCATION

Conveniently located just a short distance from Wrexham city centre. This well-connected location offers excellent access to a wide range of local amenities, including supermarkets, shops, cafes, and schools, making it ideal for both professionals and families. Wrexham General and Wrexham Central train stations are easily accessible, providing regular services to Chester and beyond, while the nearby A483 offers swift road links to the wider North Wales region and the motorway network. The area also benefits from nearby parks and green spaces, adding to the overall appeal of this convenient and well-served location.

COMMUNAL ENTRANCE HALL

Accessed via a shared entrance with stairs rising to the upper floors. The subject property is located on the second floor.

VESTIBULE

Includes an inset doormat, built-in storage cupboard, and door leading to the entrance hall.

ENTRANCE HALL

Features a radiator, intercom system, and doors leading to both bedrooms, the bathroom, and the main living area.



LIVING ROOM

13 x 13

Includes a built-in cupboard housing the Worcester wall-mounted gas combination boiler, radiator, and double-glazed French doors opening onto a south-facing balcony. Open plan access to the kitchen/dining area.



KITCHEN/DINING ROOM

11'3 x 9'5

Fitted with a range of light wood-grain effect wall, base, and drawer units with stainless steel handles and matching

work surfaces.

Features include:

- Stainless steel 1.5 bowl sink with mixer tap and tiled splashbacks
- Built-in stainless steel oven, hob, and extractor hood
- Washing machine

Also benefits from a rear-facing window, radiator, and skylight.



BEDROOM ONE

8'4 x 8'8

Rear-facing window with radiator beneath, skylight, and a range of fitted wood-grain effect wardrobes.



BEDROOM TWO

9'1 x 6'10

With skylight and radiator.



BATHROOM

9 x 6'5 (max)

Fitted with a modern three-piece white suite comprising:

- Panelled bath with mixer tap, shower extension, and screen
- Dual-flush WC
- Pedestal wash basin

Additional features include partial wall tiling, heated towel rail, and ceiling skylight.

Services (Wrexham)

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

Tenure: 983 Years remaining on lease.

Council Tax Band B £1706.00

Built October 2007

Service charge is £1380.12

No ground rent as included in service charge

Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

Mortgage Advice

Town and Country 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.

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