

# Town & Country

Estate & Letting Agents

Corunna Court, Wrexham

£110,000



A modern and well-presented two-bedroom second-floor apartment featuring a spacious living room, stylish kitchen, and a contemporary shower room. The property includes two allocated parking spaces and is ideally situated within easy reach of Wrexham town centre and local amenities.

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## LOCATION

Located within a residential area of Wrexham, offering convenient access to a range of local amenities including shops, schools, and leisure facilities. The property is well-positioned for commuting, with excellent transport links to Wrexham town centre, Chester, and the A483 for onward travel. The surrounding area benefits from green spaces and a welcoming community atmosphere, making it ideal for professionals, first-time buyers, or investors alike.

## COMMUNAL ENTRANCE HALL

A shared entrance hall with stairs rising to the apartments above. The subject apartment is located on the second floor.

## ENTRANCE HALL

22'0 x 4'6 (max)

A private entrance door opens into a welcoming hall with doors leading off to a cloaks/storage cupboard, loft access, both bedrooms, the living room, and the shower room. There is also an intercom system and a radiator.



## LIVING ROOM

12'7 x 15'3

A bright and spacious living area featuring a radiator, a dormer window with an integrated blind to the rear elevation, and an additional skylight with an integrated blind, also to the rear. The room opens through to the kitchen.



## KITCHEN

8'9 x 9'3

Fitted with a modern range of gloss-fronted wall and base units with wood grain effect work surfaces, housing a stainless steel single drainer sink unit with mixer tap. Integrated appliances include an oven, hob, and stainless steel

extractor hood, dishwasher. The property is also being sold with the washing machine and fridge freezer free standing appliances. There is a cupboard housing the gas combination boiler, along with space and plumbing for a washing machine. A dormer window faces the rear elevation.



## SHOWER ROOM

7'5 x 6'3

Installed with a contemporary white three-piece suite comprising an oversized shower enclosure with panel walls and a dual-head thermostatic shower with glass screen. There is a vanity unit with an oversized wash hand basin and waterfall-style mixer tap, an integrated dual-flush low-level WC, a wall-mounted cabinet, and a chrome heated towel rail. Recessed downlights and an extractor fan complete the modern finish.



## BEDROOM ONE

11'3 x 10'4

A well-proportioned main bedroom with a dormer window facing the front elevation, a built-in double wardrobe



with sliding doors, a radiator, and access to storage space.



## BEDROOM TWO

11'2 x 7'6 (max)

A comfortable second bedroom with a skylight featuring an integrated blind and a radiator, overlooking the front elevation.

## EXTERNALLY

The property benefits from two allocated parking spaces, numbered 50, located within the residents' car park.

## Services (Wrexham)

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

Tenure: Leasehold

Ground Rent: £125.00 per annum

Service Charge: £107.91 pcm

Lease Length: 125 years from construction

Council Tax Band B -£1,706.00

## Viewings (Wrexham)

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

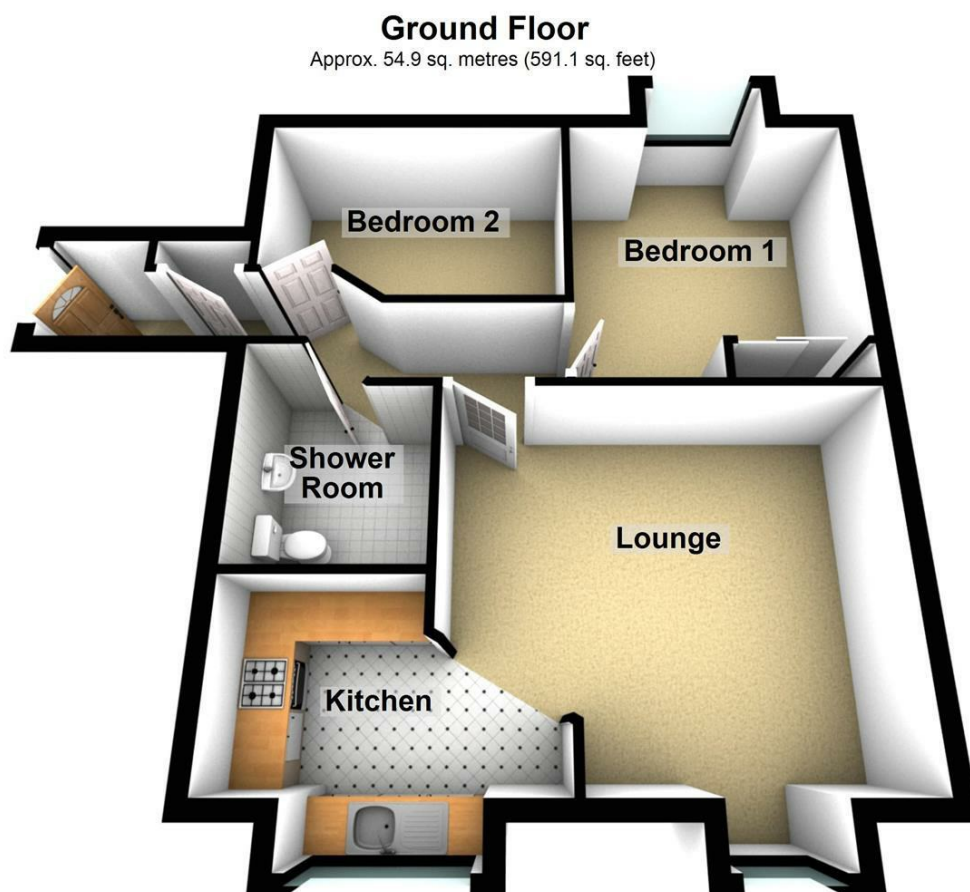
## To Make an Offer (Wrexham)

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

## Mortgage Advice (Wrexham)

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.



Total area: approx. 54.9 sq. metres (591.1 sq. feet)

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 79      | 79                      |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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.