

Town & Country

Estate & Letting Agents

Eagles Court, Wrexham

£114,950



A stylish two-bedroom first-floor apartment in the popular Eagles Meadow development, offering open-plan living, en-suite, private balcony, and secure underground parking in Wrexham town centre.

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DESCRIPTION

An impressive two-bedroom first-floor apartment situated within the popular Eagles Meadow development in Wrexham town centre. This modern and well-presented home benefits from an open-plan kitchen/lounge, en-suite, private balcony, and a designated underground parking space within a secure complex.



LOCATION

Located in the heart of Wrexham, the apartment is within walking distance of a wide range of shops, restaurants, pubs, and amenities. The accommodation briefly comprises a hallway, open-plan lounge/kitchen, two bedrooms, en-suite, and a bathroom. Viewing is highly recommended.



HALLWAY

A spacious entrance hall with two storage cupboards, one housing the hot water tank and plumbing for a washing machine.



LOUNGE / KITCHEN

21'10 x 10'8 (max)

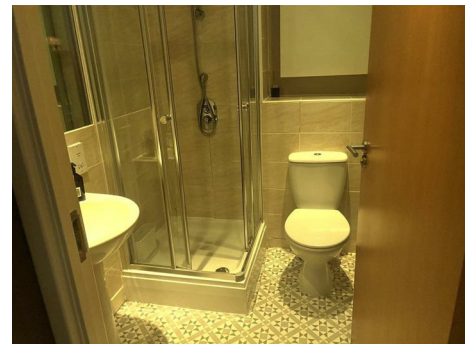
Open-plan living space with wood-effect flooring kitchen, and carpet in lounge area, double-glazed sliding doors leading to the balcony, offering views over Eagles Meadow and St Giles Church. The kitchen is fitted with a modern range of wall, base, and drawer units, work surfaces with inset 1½ bowl sink and drainer, built-in electric oven, four-ring electric hob, stainless steel splashback and extractor, integrated fridge/freezer, and dishwasher, includes smart thermostat for remote heating access.



BEDROOM ONE

14'3 x 8'4

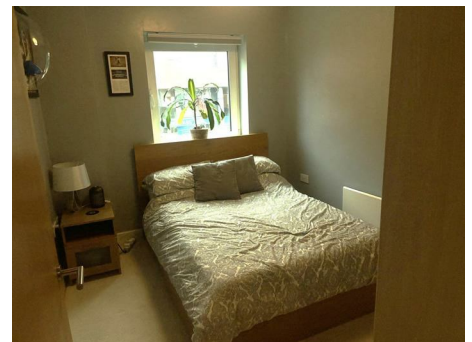
A well-presented double bedroom with front-facing double-glazed window, modern fitted wardrobes, and carpeted flooring.



EN-SUITE

6'6 x 5

Fitted with a low-level WC, pedestal wash basin, fully tiled shower cubicle, tiled flooring, part-tiled walls, and fitted mirror.



BEDROOM TWO

10'7 x 8'9

Double-glazed window to the front, modern fitted wardrobes, and carpeted flooring.



BATHROOM

7'3 x 5'6

White suite comprising low-level WC, pedestal wash basin, bath with shower over, part-tiled walls, tiled flooring, and fitted mirror.



BALCONY

Decked seating area accessed from the lounge, with views over Eagles Meadow and St Giles Church.



PARKING SPACE

One designated underground parking space with lift access to the apartments.

Services

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

Leasehold 110 Years Remaining

Service Charge : £1700 (Per 6 Months)

Ground Rent : £125 (Per 6 Months)

Includes Water Rates, Building Insurance, Parking Space and 24 hour security.

Council Tax Band - D (£2193 Per Year)

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.

Property Particulars Disclaimer

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All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only. Photographs and marketing materials may not represent the property's current condition, and floorplans are intended to illustrate general layout only and should not be relied upon for measurements, boundaries, construction, alterations or any other purpose.

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Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.

Any reference to development potential, possible alterations, extensions, conversions or alternative uses of the property does not constitute confirmation that the necessary planning permission, building regulations approval, consents or other permissions have been or will be granted. Purchasers must make their own enquiries with the appropriate authorities and professional advisers.

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Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

The property may be sold, withdrawn or otherwise become unavailable without notice, and prospective purchasers are advised to confirm availability with the Agent before travelling to view.

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These particulars are provided for guidance only and are subject to verification and, where applicable, the Seller's approval



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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