

# Town & Country

Estate & Letting Agents

Eagles Court, Wrexham

£119,950



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.

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

TEL: 01978 291345

## 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

### 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)

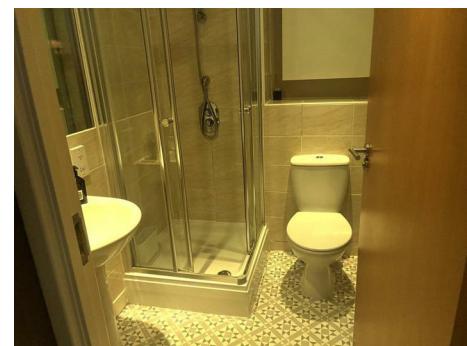
Open-plan living space with wood-effect flooring kitchen, and carpet in lounge area, double-glazed sliding doors leading to the balcony, offering views over Eagles Meadow and St Giles Church. The kitchen is fitted with a modern range of wall, base, and drawer units, work surfaces with inset 1½ bowl sink 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

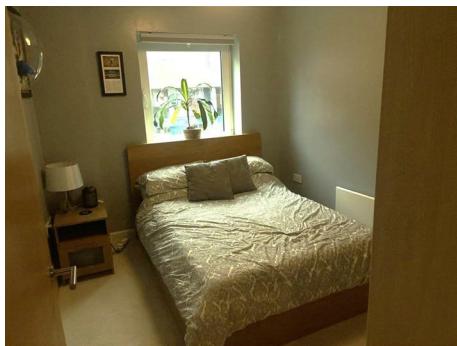
A well-presented double bedroom with front-facing double-glazed window, modern fitted wardrobes, and carpeted flooring.



## 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.



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.**



## 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.

## 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.

## 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



## BALCONY

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

## First Floor

Approx. 68.6 sq. metres (738.4 sq. feet)



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	73	
(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	