

Town & Country

Estate & Letting Agents

Corunna Court, Wrexham

£90,000



One-bedroom apartment at Hedd Wyn, Corunna Court, with spacious living room, modern kitchen, double bedroom, bathroom, private entrance, and allocated parking – property comes with a tenant in situ, making this a purchase for landlords and Investors.

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com

TEL: 01978 291345

DESCRIPTION

Step into this bright and well-appointed apartment at Hedd Wyn, Corunna Court, featuring a spacious living room, contemporary kitchen with integrated appliances, generous double bedroom, and modern bathroom. Complete with a private entrance hall and allocated parking, this is the perfect landlord or investor purchase.



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.

PRIVATE ENTRANCE HALL

9'4 x 4'9 (max)

Featuring a wall-mounted intercom, radiator, and doors leading to the living room, bedroom, and bathroom. There is also a deep built-in cupboard with its own light.



LIVING ROOM

14'4 x 11'9

With two double-glazed windows to the rear elevation, a radiator, and an open access leading into the kitchen.



KITCHEN

9 x 8'6 (max)

Fitted with a range of white gloss wall, base, and drawer units with stainless steel handles and work surfaces incorporating a stainless steel single drainer sink unit with mixer tap and tiled splashback. Includes a cupboard housing the gas combination boiler, built-in stainless steel oven, hob and extractor hood, plus a washing machine and dishwasher. There is also space for a tall fridge freezer and a radiator.



BEDROOM ONE

13'8 x 11'8 (max)

With a radiator and two windows to the rear elevation.



BATHROOM

8'1 x 6

Comprising a panelled bath with electric shower and screen above, low-level WC, and pedestal wash hand basin. Also includes a radiator, recessed ceiling downlights, and extractor fan.

EXTERNALLY

To the rear of the building, there is an allocated parking space (No. 34), along with additional visitor parking within the car park.

Services (Wrexham)

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

Tenure: Leasehold, approximately 110 years remaining.

Service Charge - £112.35pcm

Ground Rent - £125.00pa

Rental Income: £526.00pcm

Council Tax Band: B (£1706 Per Year)

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.

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.

