



3 Eagles Court, Wrexham, LL13 8DJ

Price £78,500

An investment opportunity - A well presented 1 double bedroom 1st floor apartment conveniently located within the Eagles Meadow shopping and leisure complex having a range of shops, cafes, restaurants all within easy walking distance.. The accommodation briefly comprises communal entrance from the parking bays and shopping parade with intercom system and lift access to all floors. A private entrance door opens to the hallway with useful store cupboard and airing cupboard with plumbing for a washing machine. Light and airy open plan living accommodation with Juliet balcony enjoying views towards the Welsh hills and parade of shops, and a well appointed fitted kitchen area. The double bedroom has the benefit of fitted wardrobes, and a bathroom with shower over the bath. There is a dedicated parking space accessed through an electronic barrier. Currently let at £600pcm. Energy Rating - C (79)

LOCATION

Eagles Court is superbly located within the Eagles Meadow Shopping and Leisure Development in the heart of Wrexham. These apartments have the benefit of a wide range of shopping facilities together with Cinema, Bowling Alley, Bars and Restaurants all within walking distance. Within close proximity are Waterworld leisure centre, Wrexham University, Football Ground and the train and bus stations. Wrexham Maelor Hospital is only a short distance away, as are the road links providing access to the major commercial and industrial centres of the region.

DIRECTIONS

From Wingetts Office proceed left along Holt Street to the roundabout and take the fourth exit passing Tesco on the left. Proceed through the pedestrian crossing and straight across the next roundabout with Eagles Meadow Shopping Development on the right.

ACCOMMODATION

Ground floor communal entrance door from the shopping parade with secure entry system opens to:

COMMUNAL HALL

With individual letterbox, stairs and lift to all floors.

FIRST FLOOR LANDING

Private entrance door opens to:

HALL

With intercom system, inset ceiling spotlights and electric wall heater, storage cupboard having plumbing for washing machine and additional storage cupboard.

LOUNGE/KITCHEN/DINER 21'7" x 10'5" (6.6m x 3.2m)

A light and airy reception room with the lounge area featuring double glazed French doors opening to a Juliet balcony, wall light points and electric wall heater. An open aspect to the kitchen/diner appointed with a modern range of base and wall cupboards complimented by work surface areas incorporating a stainless steel single drainer sink unit with mixer tap, four ring electric hob with oven below and stainless steel extractor hood above, integrated dishwasher, integrated fridge freezer and inset ceiling spotlights.

BEDROOM 9'6" x 11'5" (2.9m x 3.5m)

Double glazed window overlooking the shopping parade, three door built-in wardrobes, electric wall heater and inset ceiling spotlights.

BATHROOM 7'2" x 5'10" (2.2m x 1.8m)

Appointed with a modern suite of low flush w.c, pedestal wash basin with mixer tap, twin grip panelled bath with mains shower above and splash screen, wall mounted mirror, shaver socket, heated towel rail, tiled flooring, extractor fan and inset ceiling spotlights.

OUTSIDE

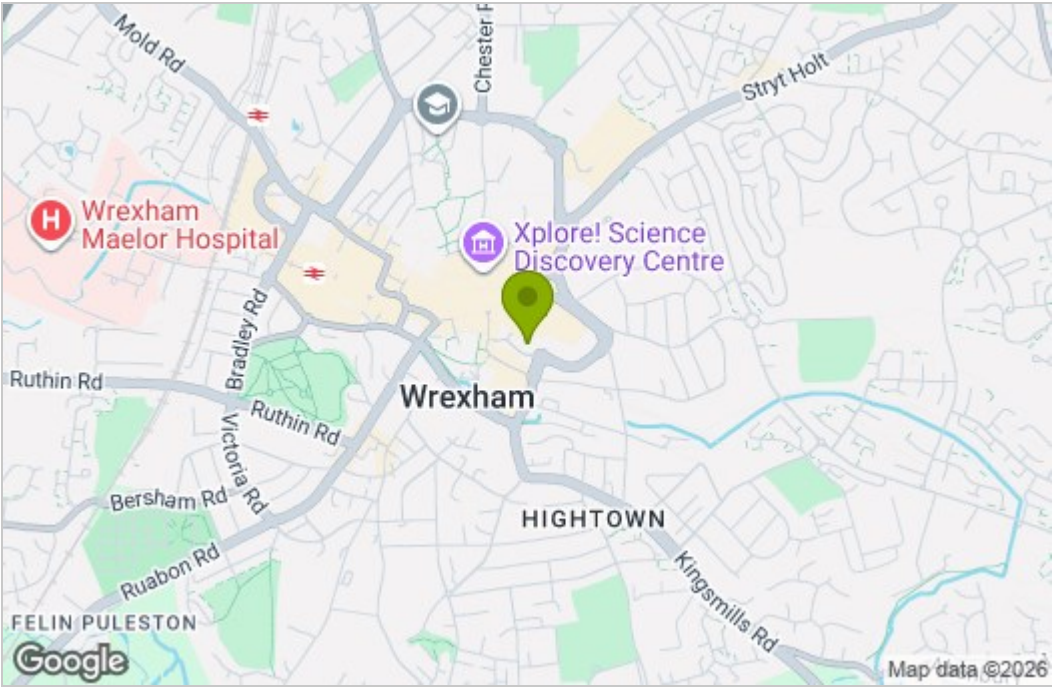
The apartment has the benefit of an allocated under croft parking bay with security barrier on entry and exit.

PLEASE NOTE

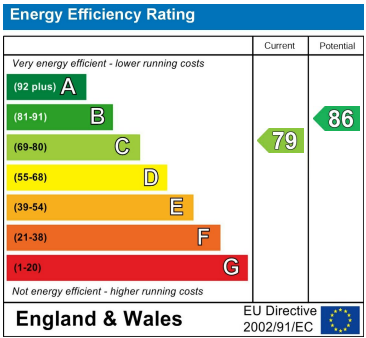
Please note that we have a referral scheme in place with Chesterton Grant Independent Financial Solutions . You are not obliged to use their services, but please be aware that should you decide to use them, we would receive a referral fee of 25% from them for recommending you to them.



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.