

19 Meadow Court, Wrexham



Offers in excess of: £80,000

- Very well presented
- Fourth floor apartment
- Within stylish retail development
- Views towards the Plaza
- Communal hallway
- Entrance hall
- Open plan lounge
- Fitted kitchen (with appliances)
- Double bedroom, bathroom
- Allocated parking space

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Meadow Court, Eagles Meadow, Wrexham, LL13 8DP

A very well presented apartment located on the fourth floor within the stylish Eagles Meadow retail and leisure development enjoying views into the Plaza and towards the welsh hills. The apartment briefly comprises communal entrance door from either the underground parking or door opposite Starbuck's coffee shop that opens into communal hallway with intercom system, letterboxes, lift to all floors and stair access. The private accommodation includes entrance hall with useful storage cupboard and utility cupboard that houses the washing machine and hot water cylinder, open plan lounge with Juliet balcony, fitted kitchen with integrated appliances that include dishwasher, fridge freezer, oven, hob and extractor fan. There is a good sized double bedroom which has been well fitted with modern furniture that includes wardrobes and drawer units. There is a bathroom which includes a white three piece suite with shower over the bath. Externally there is an allocated parking space within the electronically operated gated underground parking area. The

THE ACCOMMODATION WITH APPROXIMATE ROOM DIMENSIONS IS ARRANGED AS FOLLOWS

LOCATION

Eagles Court is superbly located within the Eagles Meadow Shopping and Leisure Development in the heart of Wrexham. A wide range of shopping facilities together with Cinema, Bowling Alley, Bars and Restaurants are all within walking distance. There are restaurants such as Nando's, Pizza Express and Starbucks all within the Eagles Meadow development as well as Debenhams and Marks & Spencer's. Also within walking distance are Waterworld, Fitness First, Yale College and Glyndwr University as well as both the Train Station and Bus Station. 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. The underground parking is on the right hand side for shoppers, whilst the vendors of the apartments can access their own parking entrance by continuing past the shoppers car park entrance on the right and straight across at the mini roundabout taking the second right hand turning into the private car park.

ACCOMMODATION

The communal entrance from the parking areas have intercom system and lift access to all floors together with stairs access if required. There is also access off the shopping parade to a communal area which houses the private letterboxes. This particular apartment is located on the fourth floor and a private entrance door opens into the:

HALLWAY

Having intercom system, electric wall heater, inset ceiling spotlights, panelled doors to all rooms with chrome handles, useful storage cupboard with shelf unit and a separate store cupboard housing the washing machine and hot water cylinder.

LOUNGE 12'0 x 11'3 (3.66m x 3.43m)

Enjoying a pleasant aspect through double glazed french doors that open onto a Juliet balcony with views across the Plaza towards the welsh hills, attractive central light with matching wall lights, wall mounted electric fire, television and Sky aerial points, telephone point and open aspect to:

KITCHEN 9'5 x 9'4 (2.87m x 2.84m)

Appointed with a stylish range of base and wall units with work surfaces having matching upstands and incorporating a 1 ½ bowl stainless steel single drainer sink unit with mixer tap, integrated fridge freezer, integrated dishwasher, AEG oven/grill, AEG electric hob and stainless steel splashback with extractor hood above, inset ceiling spotlights and vinyl flooring.

BEDROOM 12'3 x 8'9 (3.73m x 2.67m)

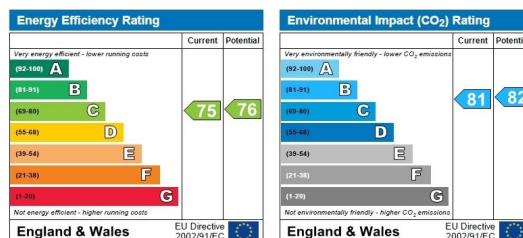
Fitted with a modern range of furniture to include four door wardrobe, over bed storage cupboards, two bedside drawer units and separate six door chest, double glazed window, electric wall heater, central ceiling light and inset spotlights.

BATHROOM

Appointed with a three piece white suite of low flush w.c, pedestal wash basin with mixer tap, twin grip panelled bath with mixer tap, mains shower above and shower screen, chrome heated towel rail, wall mounted mirror, inset spotlights, extractor fan, tiled flooring and part tiled walls.

OUTSIDE

The apartment has the benefit of an allocated parking space within the barrier entry underground parking area.



TENURE As advised the property is Leasehold. Prospective purchasers are advised to obtain legal advice prior to purchasing any property.

POSSESSION Vacant possession will be given upon completion of the sale.

SERVICES Mains water, drainage, gas, electricity and BT telephone are connected subject to statutory regulations. Neither the services nor appliances have been tested and prospective purchasers are invited to obtain specialist reports if required.

OUTGOINGS Council Tax Band details available from Wrexham County Borough Council.

VIEWING By appointment with the sole agents, Wingetts, 29 Holt Street, Wrexham Tel: 01978 353553.

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