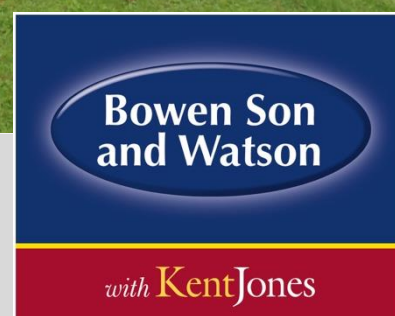




36, Acton Hall Walks, Wrexham,  
LL12 7YJ

**Asking Price OIRO £167,500**



A modernised and well appointed Two Bedroom TOP FLOOR apartment located within the established development of Acton Hall Walks. Comprising two bedrooms, two bathrooms, newly fitted kitchen and lounge. Overlooking part of Acton Park with dedicated parking space. Internal viewing is highly recommended. EPC Rating - 'C'79'.



36, Acton Hall Walks  
Wrexham, LL12 7YJ

- Well appointed two bedroom TOP FLOOR apartment.
- With allocated parking and additional visitor bays.
- Newly fitted kitchen with integrated oven and hob.
- Upgraded "Worcester" gas central heating boiler.
- Leasehold 125 years from 2005. EPC Rating - C'79'.
- Internal viewing highly recommended.

#### Description:

A fully modernised two bedroom TOP FLOOR apartment located within the established development known as Acton Hall Walks. Built within the footprint and in the style of Acton Hall the development was completed in 2005 and in brief comprises a communal hall with voice entry system; an entrance hall with plenty of storage; a lounge; high specification kitchen with integrated oven, hob and extractor hood. Master Bedroom with en-suite shower room and built-in double wardrobe. Second bedroom and a three piece bathroom suite. Dedicated parking and additional visitor bays. Internal viewing recommended.

#### Location:

Acton Hall Walks is situated off Chester Road within the grounds of Acton Park approximately a mile equidistant between the town centre and Gresford roundabout, from where the A483 dual carriageway leads to Chester (10 miles) and the motorway network. Other local amenities include the open walks in Acton Park on the doorstep, a choice of Hostelrys, Shopping Parades in Garden Village at the end of Park Avenue and on Borrass Park Road, where there is also a Doctor's Surgery.

#### The Accommodation:

(with approximate room dimensions) comprises:-

#### Communal Ground Floor Hallway, Stairs and Landing

##### Entrance Hall

With entrance door, fitted carpet, ceiling spotlights and smoke detector. Loft hatch. Secure voice entry system. Power points, radiator and telephone point. Decorative coving. Built-in cupboards housing electric consumer unit and security alarm system.

##### Lounge

18' 0" x 14' 7" (5.48m x 4.45m)

With fitted carpet, 2 x double-glaze windows with fitted blinds, 2 x radiators, power points, TV and telephone point. Decorative coving. Ceiling spotlights.

##### Kitchen

9' 6" x 8' 7" (2.90m x 2.62m)

A newly fitted matte grey kitchen comprising a range of wall and base units with drawer stack and slimline marble effect worktop surface. Brick effect tiled splashback. Integrated "Lamona" electric fan oven with matching four ring electric hob and extractor fan above. Plumbing and space for washing machine. Black composite sink unit with draining board and chrome mixer tap. Under counter lighting. Space for tall fridge/freezer. Grey wood effect laminate flooring. Radiator, double-glazed window with fitted blinds, power points and ceiling spotlights. Built in wall mounted "Worcester" Gas central heating boiler (installed July 2021).

##### Bedroom One

11' 5" x 9' 11" (3.48m x 3.03m)

With fitted carpet, double-glazed window with fitted blinds, ceiling light point, power points and radiator. TV aerial point. 2 x built in wardrobes.



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.



### En-suite Shower Room

7' 3" x 4' 4" (2.21m x 1.32m)

Comprising low-level wc and pedestal wash hand basin with tiled splashback. Walk-on shower cubicle with thermostatic "Triton" shower unit. Shaver point, wood effect vinyl flooring, ceiling spotlights, extractor fan and radiator.

### Bedroom Two

12' 6" x 9' 6" (3.82m x 2.89m)

With fitted carpet, double-glazed window with fitted blinds, radiator, power points and ceiling light point. Built-in wardrobe.

### Bathroom

8' 8" x 6' 5" (2.64m x 1.95m)

Comprising low-level wc and pedestal wash hand basin. Panelled bath with part-tiled walls. Wood effect vinyl flooring, radiator, ceiling spotlights and extractor fan.

### Exterior

One dedicated car parking space with additional visitor parking bays with the communal gardens. Communal Bin Store and lockable bike shed.

### Services:

All mains services are connected subject to Statutory Regulations. The property is heated by way of a wall mounted "Worcester" gas central heating boiler located in the kitchen (installed July 2021)

### Tenure:

Leasehold. 125 year lease from the 22nd June 2005. Included in the sale is a share in the Management Company which will hold the Freehold of the apartments. The current monthly Service Charge is £80.00 which includes an element of repayment towards the loan that was secured to buy the Freehold Interest. Vacant Possession on Completion.

### Viewing:

By prior appointment with the Agents.

### Council Tax Band:

The property is valued in Band "D".

### Directions:

For satellite navigation use the post code LL12 7YJ. From the town centre proceed on the Chester Road to the brow of Acton Hill at which turn right onto Box Lane by The Four Dogs Public House. Turn first right into Herbert Jennings Avenue and then continue for about 200 yards until turning second left into Acton Hall Walks. Turn right immediately after the first block of property and the entrance door is the one in the centre of the building.



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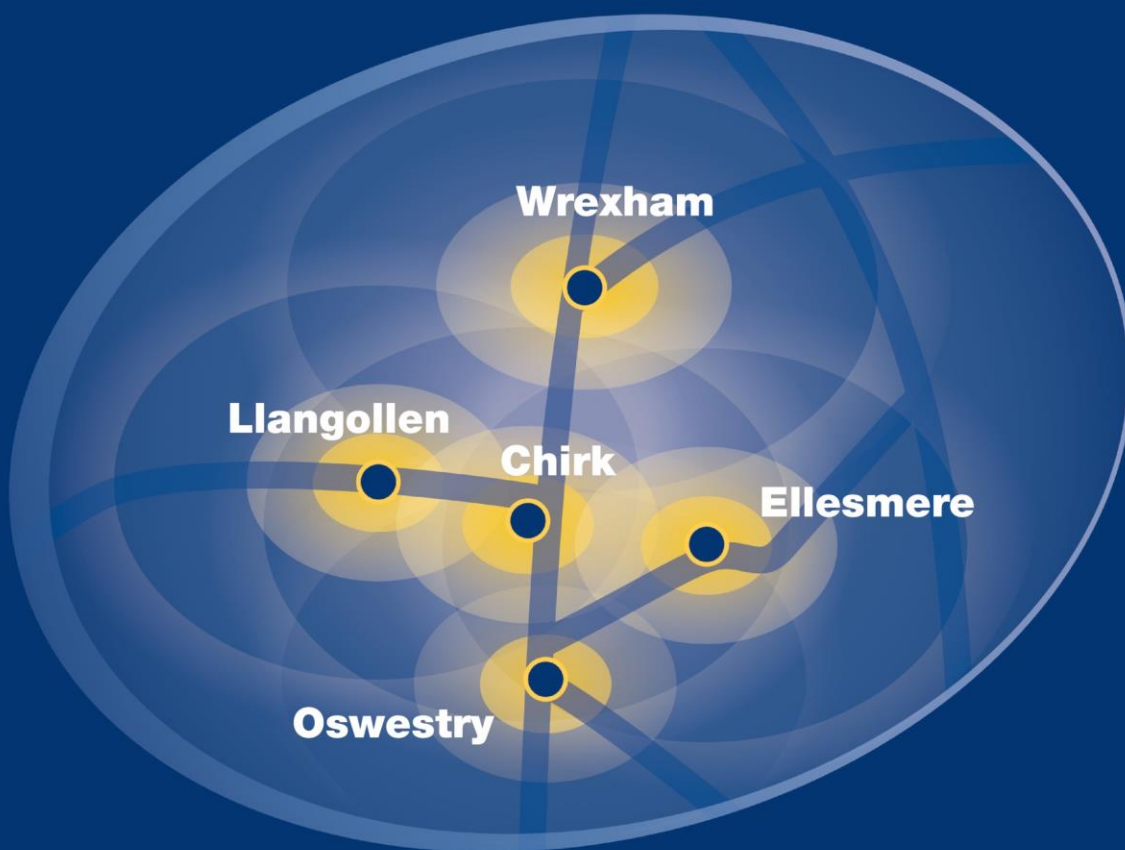
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