

# BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £775

Yale Lodge, Ruabon Road, , Wrexham LL13 7PG

🛏 2 Bedrooms

🚿 1 Bathrooms

## Yale Lodge, Ruabon Road, Wrexham LL13 7PG



### General Remarks

Modern Two Bedroom Apartment

Secure Gated Access

Close to City Centre

One Parking Space

EPC Rating C(79) / Council Tax Band 'D'

Holding Deposit £178 / Deposit £890

### Description

#### Accommodation:

**Entrance Hall:** 10' 6" x 3' 11" (3.20m x 1.20m)

**Living Room:** 12' 9" x 12' 0" (3.89m x 3.65m) maximum

**Dining Kitchen:** 17' 7" x 13' 3" (5.35m x 4.04m)

Maximum

**Bedroom One:** 11' 4" x 10' 10" (3.46m x 3.30m)

**Bedroom Two:** 9' 3" x 7' 1" (2.83m x 2.15m)

**Bathroom:** 7' 1" x 5' 6" (2.15m x 1.67m)

**EPC Rating C(79):**

**Council Tax Band 'D':**

**Holding Deposit:** £178. To apply for this property you will be required to complete an Agreement to Lease Document which describes the circumstances in which the Holding Deposit may or may not be refunded.

**Security Deposit:** £775. This amount will be protected by TDS (The Dispute Service Limited).

**Deposit:** £890. This amount will be protected by TDS (The Dispute Service Limited).

**Details:** Bowen is a member of and covered by the RICS Client Money Protection and all deposits are protected by TDS (The Dispute Service Limited). Bowen is also a member of PRS (Property Redress Scheme) and licensed with Rent Smart Wales.



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.