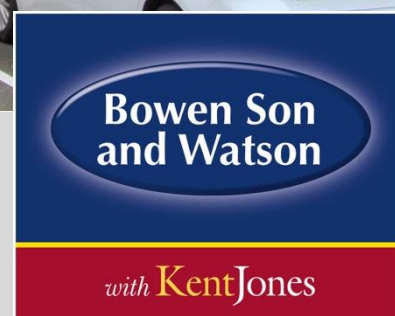




16 Acton Hall Walks,  
Wrexham, LL12 7YJ

**Asking Price: OIRO £158,950**



NO CHAIN - AN ATTRACTIVELY PRESENTED WELL PROPORTIONED AND APPOINTED FIRST FLOOR TWO BEDROOM / TWO BATHROOM APARTMENT WITHIN THIS POPULAR LOCATION ADJOINING ACTON PARK ON THE CHESTER SIDE OF TOWN.





## 16 Acton Hall Walks, Wrexham, LL12 7YJ

- NO CHAIN. First Floor Apartment
- Well Proportioned and Appointed
- Communal Hall with Voice Entry
- Entrance Hall. 17' x 15' Reception Room
- Integrated Kitchen. Two Fitted Bedrooms
- En-Suite and Bathroom. Gas CH. PVCu DG

### Description:

This apartment comprises one of a now established signature development built on the footprint and in the style of Acton Hall. It was completed in 2005 and extends to approximately 800 square feet (75 square metres) comprising a communal hall with voice entry system; an entrance hall with ample storage cupboards; a 17' x 15' reception room with outlook over part of Acton Park; lemon shaded high gloss kitchen with integrated washing machine, built-under electric oven and inset hob; master bedroom with en-suite shower room and built-in wardrobes; second bedroom with built-in double wardrobe and a part tiled white bathroom. Central heating is from a gas combi boiler and PVCu double glazing is installed. Outside there is a dedicated parking space and communal grounds, bike shed, visitor parking and bin store. (Apartment is the three left hand first floor windows).

### 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

21' 3" x 3' 7" (6.47m x 1.09m)

with voice entry system. Radiator. Coved ceiling with smoke alarm. Single power point. Telephone point. Linen cupboard with fitted shelf and radiator. Cloaks cupboard. Six-panel fire doors leading off to:

#### Lounge

17' 2" x 15' 0" (5.23m x 4.57m)

Two windows overlooking Acton Park. Two radiators. Coved ceiling with two pendant light points. Television and satellite aerial points. Telephone point. Three double power points.

#### Kitchen

10' 11" x 8' 2" (3.32m x 2.49m)

Fitted ranges of high gloss lemon shaded units including a single drainer stainless steel sink inset into a four-doored base unit with extended work surfaces, beneath which there is a "Beko" washing machine and with a range of five-doored suspended wall cabinets and a wine-rack above with concealed lighting beneath. Separate range of two-doored base units, one drawer pack and extended work surfaces, beneath which there is an "Electra" electric oven with an inset gas hob and chimney-style extractor hood above set between three-doored suspended wall cabinets and open shelving. Upright "Hotpoint" fridge freezer. Radiator. Three double power points exposed with concealed spurs for appliances. Mosaic effect tiled surround. Wall mounted "Baxi" combination gas fired central heating boiler.

#### No. 1 Bedroom

15' 0" x 12' 2" (4.57m x 3.71m)

maximum into door recess. Two built-in double wardrobes with hanging rail and shelving. Radiator. Four power points.

#### En-Suite Shower Room

6' 6" x 4' 7" (1.98m x 1.40m)

Fitted three piece white suite comprising a pedestal wash hand basin with tiled splash-back, close coupled dual flush w.c. and a shower cubicle having folding screen door and mains thermostatic shower fitting. Extractor fan. Electric shaver point. Radiator.



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.



### No. 2 Bedroom

12' 0" x 8' 1" (3.65m x 2.46m)

including a built-in double wardrobe with hanging rail and shelf. One double and two single power points. Radiator.

### Bathroom

10' 1" x 8' 1" (3.07m x 2.46m) maximum.

Fitted three piece white suite comprising a panelled bath with shower mixer tap attachment and tiled splash-back, close coupled dual flush w.c., and pedestal wash hand basin with monobloc mixer tap and tiled splash-back. Radiator. Ceramic tiled floor. Extractor fan.

### Outside:

ONE DEDICATED CAR PARKING SPACE with ADDITIONAL VISITOR PARKING within the communal gardens. Communal Bin Store and lockable Bike Shed.

### Services:

All mains services are connected subject to statutory regulations. THE CENTRAL HEATING is a conventional radiator system effected by the wall mounted "Baxi" combination gas fired boiler situated in the Kitchen.

### 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. NO CHAIN.

### Note:

The fitted carpets are to be included at the sale price.

### Viewing:

By prior appointment with the Agents.

### Council Tax Band:

The property is valued in Band "E".

### EPC:

EPC = C. A full copy of the Energy Performance Certificate (EPC) relating to this property is available electronically at <https://find-energy-certificate.digital.communities.gov.uk/> You will need to use the post code (LL12 7YJ) and property name or number (16 Acton Hall Walks).



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**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 to the left hand side of the building.

**First Floor**

Approx. 73.7 sq. metres (793.5 sq. feet)



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