



Lamberton Drive, Wrexham LL11 5FN Offers In Excess Of £115,000

Welcome to this fantastic second floor apartment located on Lamberton Drive in the popular village of Brymbo, Wrexham. This delightful property boasts a cosy reception room, perfect for relaxing or entertaining guests. With two comfortable bedrooms, there is ample space for a small family or guests to stay over. The apartment features a well-maintained bathroom, ensuring convenience and comfort for the residents. Situated in a peaceful neighbourhood, this property offers a tranquil retreat from the hustle and bustle of daily life. One of the standout features of this apartment is the parking provision for two vehicles, a rare find in many properties. This convenience ensures that you and your guests will never have to worry about finding parking space. Whether you are looking for a starter home, a peaceful retreat, or a smart investment opportunity, this apartment on Lamberton Drive has something to offer for everyone. Don't miss the chance to make this lovely property your new home.

- SECOND FLOOR APARTMENT
- MODERN BATHROOM
- WELL EQUIPPED KITCHEN
- NO CHAIN!
- TWO BEDROOMS
- LIVING ROOM WITH JULIET BALCONY
- ALLOCATED PARKING



Entrance Hall

Laminate flooring, doors to two bedrooms, bathroom and living area, storage cupboard.

Lounge

Laminate flooring, Juliet balcony, double doors to kitchen.

Kitchen

Range of wall and base units, complementary worktops, stainless sink drainer, mixer tap, oven, gas hob, tiled splashback, tiled floor, fridge freezer, space for dishwasher.

Bedroom One

Laminate flooring, window to front, built in wardrobe.

Bedroom Two

Laminate flooring, window to front.

Bathroom

With p shape bath, mains shower over, wc, hand wash basin, tiled walls and floor, chrome towel rail, extractor, spotlights.

Outside

2 allocated parking places.

IMPORTANT INFORMATION

*Key facts interactive report link available in video tour and brochure sections. *

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification

from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

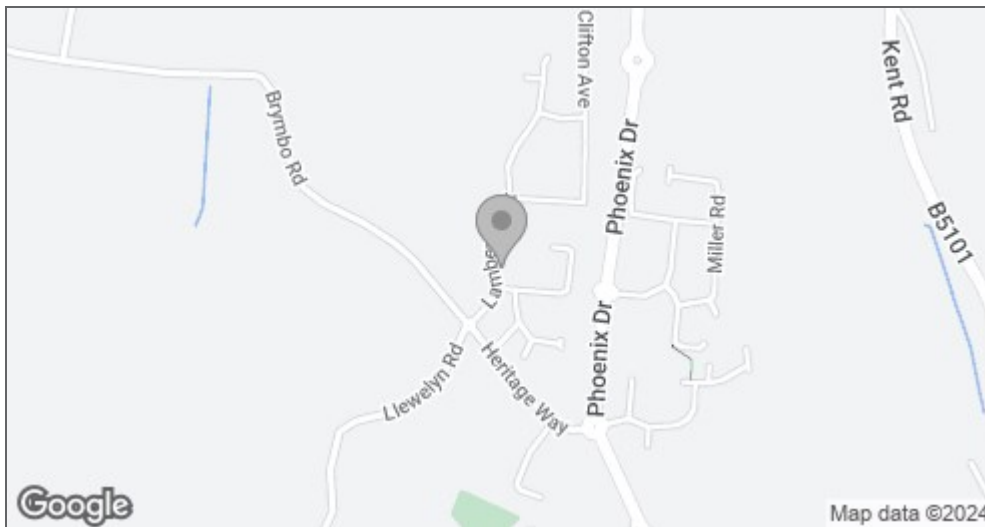
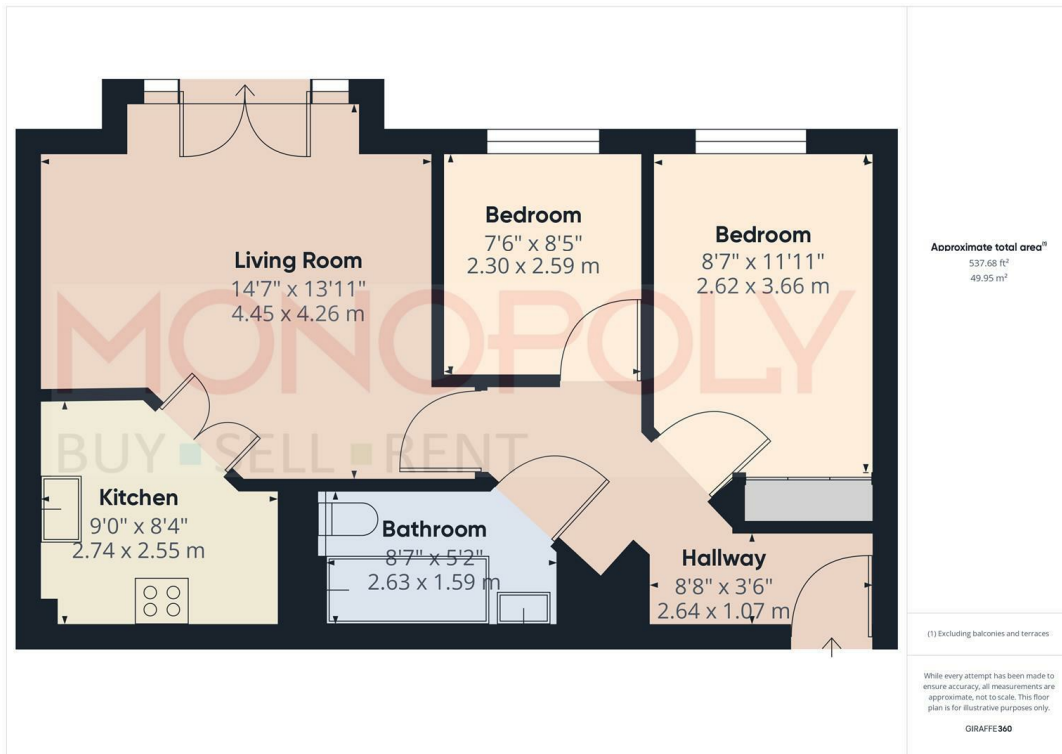
Additional Information

Service charge £868 per year, £130 ground rent per year, 918 years remaining on lease.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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