



## 2 Skaife Apartments

Wrexham | | LL13 8AF

Offers In The Region Of £114,950

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## 2 Skaife Apartments

Wrexham | | LLI 3 8AF

"VIEWING HIGHLY RECOMMENDED"

We are delighted to offer for sale this SUPERB Two Bedroom Ground floor apartment. The property offers an open plan style Lounge/ Kitchen/ Dining Area, Two Bedrooms and benefits from having Two designated parking spaces. In brief the property comprises of Entrance Hallway, Open Plan Style Lounge/ Kitchen, Two Bedrooms, an Ensuite Shower room and bathroom.

This excellent apartment is located close to Wrexham City centre so has an array of local amenities close to hand as well as being close to the Eagles Meadow Shopping Centre. "NO CHAIN"

- TWO BEDROOM
- GROUND FLOOR APARTMENT
- GAS CENTRAL HEATING
- TWO DESIGNATED PARKING SPACES
- SECURED PARKING
- EN SUITE SHOWER ROOM
- OPEN PLAN KITCHEN/ DINING LIVING AREA
- CLOSE TO CITY CENTRE



## ACCOMMODATION TO GROUND FLOOR

Hardwood front door gives access to the entrance hallway.

### ENTRANCE HALLWAY

With single panel radiator, telephone intercom, storage cupboard, doors off to Bedrooms and Lounge/kitchen.

### OPEN PLAN KITCHEN/ LIVING/ DINING AREA

18'7" x 15'3" (5.668m x 4.670m)

Comprising a range of Hi Gloss wall and base cupboards with complementary worktop surfaces, incorporating stainless steel sink unit with mixer tap, Integral four ring gas hob, electric oven/grill, with canopy stainless steel extractor hood above, Integral dishwasher, space for fridge freezer.

### LOUNGE AREA

Two double glazed windows to the front, double glazed doors to the front, T V aerial point, single panel radiator, walk through to the kitchen area.

### MAIN BEDROOM

13'3" x 10'7" (4.061m x 3.246m)

With double glazed window to the rear with double panel radiator beneath, telephone point, built in wardrobes with sliding doors, door to the en-suite shower room.

### EN SUITE SHOWER ROOM

Comprising of a dual sized shower cubicle, pedestal wash hand basin, dual flush low level w.c., electric shaver point.

### BEDROOM TWO

11'9" x 6'10" (3.596m x 2.104m)

Two Double glazed windows to the rear, double panel radiator, TV aerial point.

### BATHROOM

Comprising of a panel enclosed bath with shower attachment, pedestal wash hand basin, low level w.c., electric shaver point, spotlights to the ceiling, extractor fan, single panel radiator.

### OUTSIDE

There are two designated parking spaces the property indicated by the parking bays number 62.

### IMPORTANT INFORMATION

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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

### MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

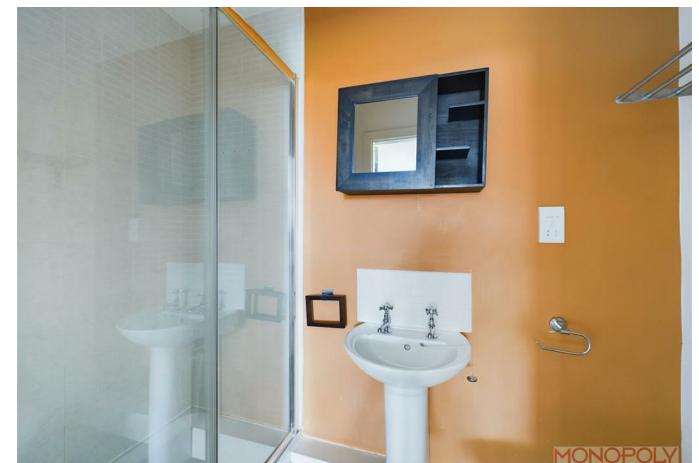
Please remember that you should not borrow more than you can safely afford.

Your home maybe reposessed if you do not keep up repayments on your mortgage

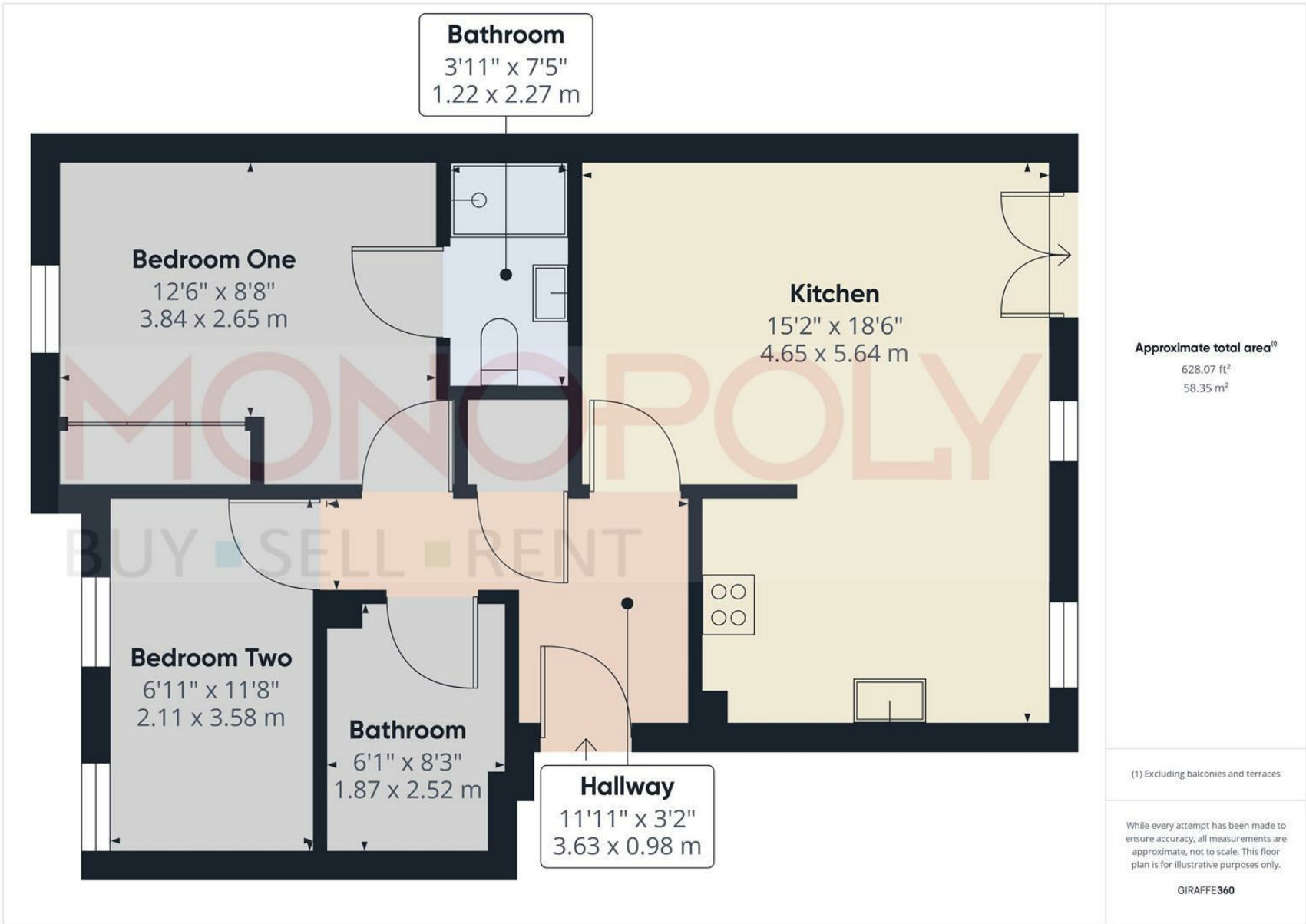
### KEY FACTS FOR BUYERS

Please see Key Facts for buyers in Web Link.

Annual ground rent is £125 and service charge £108pcm.



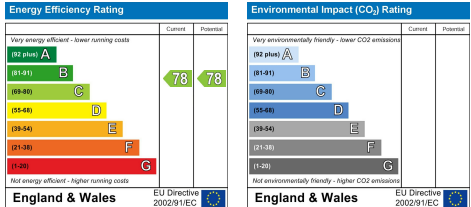




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