



18

Wrexham | | LL11 5FN

Offers In The Region Of £120,000

MONOPOLY
BUY ■ SELL ■ RENT

MONOPOLY
BUY ■ SELL ■ RENT

18

Wrexham | | LL11 5FN

"VIEWING HIGHLY RECOMMENDED"
We are delighted to Offer For Sale this SUPERBLY APPOINTED Two Bedroom Top floor Apartment located within a popular residential location. The apartment would make an ideal first time or investment purchase and offers Two Double Bedrooms and Two designated parking spaces. In brief the property accommodation comprises of; Entrance Hall, Lounge/Dining Room, Kitchen, Two Double Bedrooms and a Bathroom. Situated in the village of Brymbo the property is approximately 4 miles from Wrexham Town centre and has excellent access to the A483 and major road networks beyond.

- A SUPERBLY PRESENTED TWO BEDROOM
- TOP FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- TWO DESIGNATED PARKING SPACES
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- BEAUTIFULLY PRESENTED
- VIEWING HIGHLY RECOMMENDED



ACCOMMODATION TO GROUND FLOOR

With wood effect flooring, access to the loft space with pull down ladder, part boarded for useful storage and work area, door to a useful storage cupboard, doors off to bedrooms and bathroom.

LOUNGE/ DINING ROOM

16'11" max x 12'0" (5.16m max x 3.68m)

A spacious and Beautifully presented room with UPVC Double glazed French style doors opening to a Juliet balcony, laminate flooring, modern vertical radiator, shelving and wall cupboard.

KITCHEN

12'7" x 5'1" (3.85m x 1.55m)

Beautifully presented and fitted with a range of modern wall, drawer and base units, working surface with inset 1 1/4 stainless steel sink and drainer unit, Four ring gas hob, built in electric oven, with extractor fan over, integrated fridge/freezer, washing/dryer and dishwasher, part tiled walls, UPVC Double glazed window to the side, tiled flooring, cupboard housing the gas combination boiler, spotlights to ceiling.

BEDROOM ONE

11'9" x 8'3" (3.59m x 2.54m)

A well presented room with fitted wardrobes, UPVC Double glazed window to the front with radiator beneath, carpeted flooring.

BEDROOM TWO

11'11" x 8'2" (3.64m x 2.51m)

A double bedroom with a UPVC Double glazed window to the front, carpeted flooring.

BATHROOM

9'3" max x 5'1" (2.84m max x 1.57m)

Fitted with a white suite comprising of a Dual flush low level w.c, wash hand basin set in a vanity drawer unit, panel enclosed bath with shower over, part tiled walls, tiled flooring, spotlights to ceiling, extractor fan.

DESIGNATED PARKING

There are 2 designated car parking spaces.

ADDITIONAL INFORMATION

The apartment initially had a 999 year lease when built. The owners inform us that they pay approximately £60 a month for the ground rent, service charges and building insurance.

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 details must therefore be taken as a guide only.

MORTGAGES

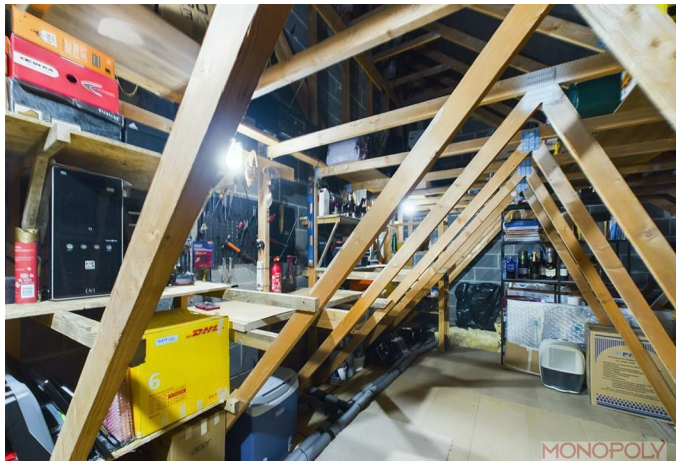
Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

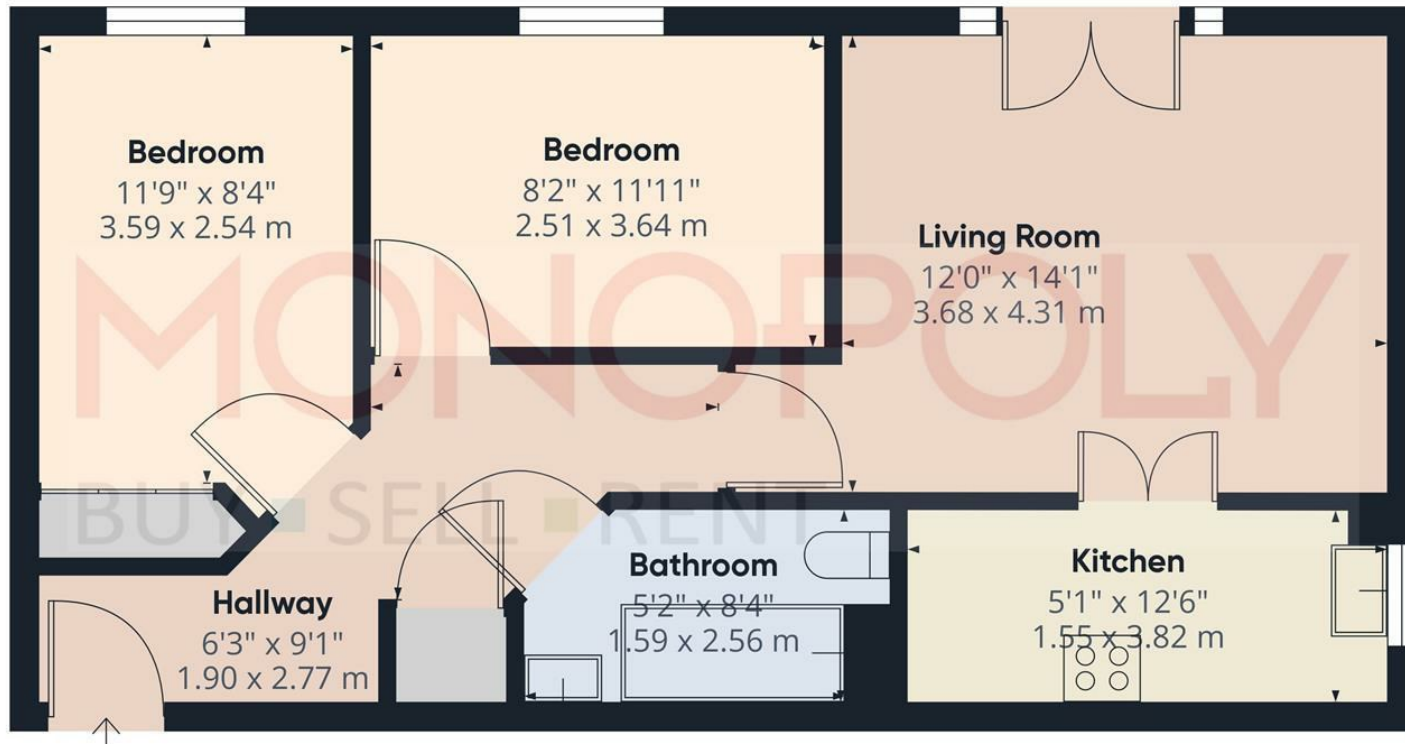
Please remember that you should not borrow more than you can safely afford.
Your home maybe repossessed if you do not keep up repayments on your mortgage.

KEY FACTS FOR BUYERS

Please see Key Facts for buyers in Web Link.







Approximate total area⁽¹⁾
587.49 ft²
54.58 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

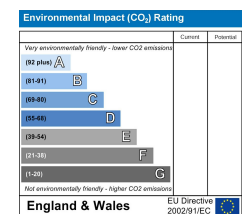
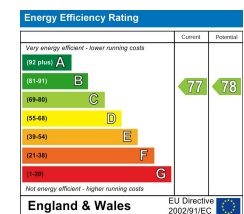
GIRAFFE360

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.



Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

MONOPOLY[®]
BUY ■ SELL ■ RENT