



Lamberton Drive, Brymbo LL11 5FN

£117,000

Welcome to this fantastic apartment located on Lamberton Drive in the picturesque village of Brymbo, Wrexham. This delightful property boasts a generous reception room with Juliet balcony, 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 city 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. Don't miss out on the chance to make this lovely property your new home!

- A TWO BEDROOM FIRST FLOOR APARTMENT
- WELL EQUIPPED KITCHEN WITH FAR REACHING VIEWS
- TWO ALLOCATED PARKING SPACES
- GAS CENTRAL HEATING
- LIVING ROOM WITH JULIET BALCONY
- BATHROOM
- POPULAR MODERN RESIDENTIAL DEVELOPMENT
- VIEWING HIGHLY RECOMMENDED!



Hallway

Carpet, entrance intercom. Doors to 2 bedrooms, bathroom and storage cupboard.

Lounge

Carpet, Juliet balcony, double doors to kitchen.

Kitchen

Fitted range of wall and base units, complementary worktops, single oven, gas hob, extractor, dishwasher, fridge/freezer, space for washing machine, window with far reaching views, tiled floor, Worcester gas combi boiler, spotlights, tiled splash back.

Bedroom One

Carpet, Juliet balcony.

Bedroom Two

Carpet, window, fitted wardrobes.

Bathroom

Panel bath, mains shower over, wc, hand wash basin, vinyl floor, tiled splash back, extractor, spotlights.

Parking

Two allocated parking spaces.

Additional Information

Leasehold with 980 years remaining... Gas central heating...Upvc double glazing... service charge for this year was £217 per quarter which includes the ground rent with Scanlans. Landscaping service charge approx £15 pcm.

IMPORTANT INFORMATION

*Material Information interactive report available in video tour and brochure sections. *

MONEY LAUNDERING REGULATIONS 2 0 0 3
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 01978 800186 to find out more.

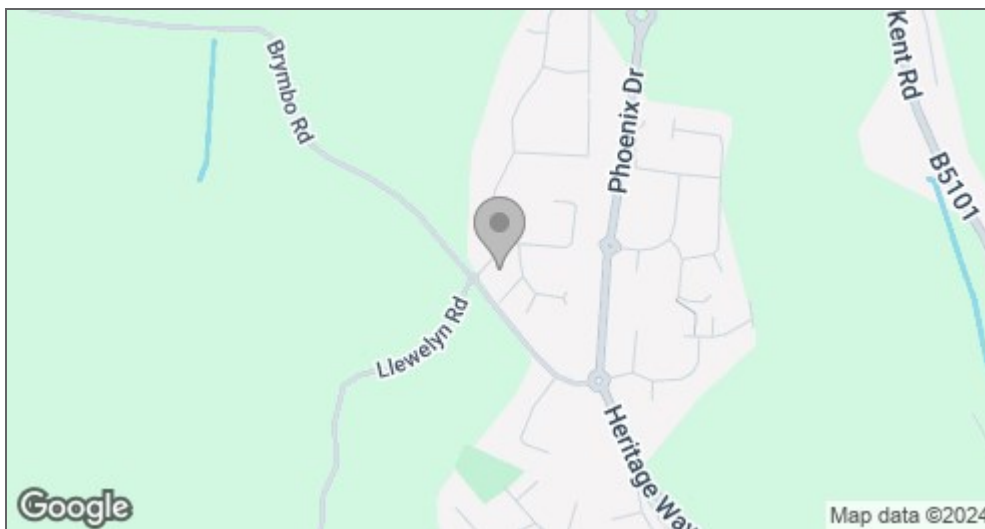
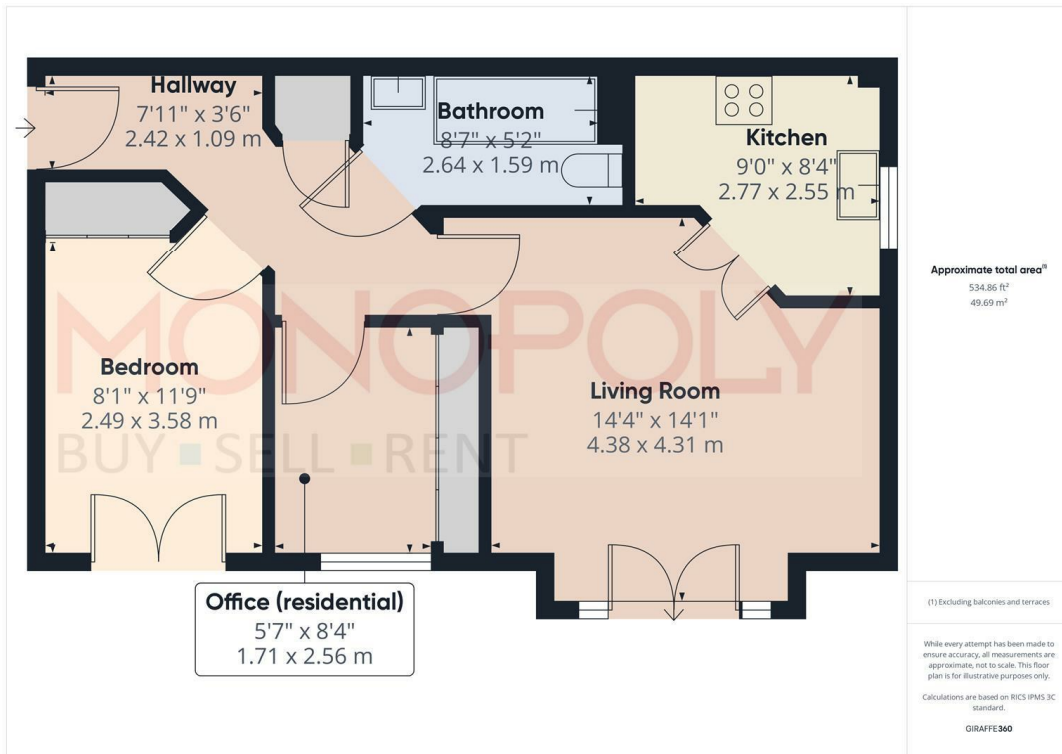
Please remember that you should not borrow more than you can safely afford.

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









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	82
(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		Current	Potential
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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales		Current	Potential

MONEY LAUNDERING REGULATIONS 2003

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