



22

Wrexham | LL13 7NR

Offers In The Region Of £150,000

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"VIEWING HIGHLY RECOMMENDED"

"NO ONWARD CHAIN"

Situated within the secure development of St Giles Court, this modern two bedroom first floor apartment is offered with no onward chain. The property benefits from a gated entrance, allocated parking and lift access, along with a communal roof terrace boasting panoramic views across Wrexham. Inside, the apartment offers a spacious open plan lounge/dining area with a newly fitted 'Howdens' kitchen and integrated appliances, two double bedrooms including a principal with en-suite, and a contemporary bathroom with walk-in style bath. Ideally located within walking distance of Wrexham City Centre, the area offers a wealth of amenities including shops, restaurants, cafes, leisure facilities and excellent transport links, along with nearby attractions such as St Giles Church and Bellevue Park being just across the road.

- TWO DOUBLE BEDROOM APARTMENT
- IMMACULATE CONDITION THROUGHOUT
- NO ONWARD CHAIN
- NEWLY FITTED MODERN KITCHEN WITH LOUNGE/DINING
- PRINCIPAL WITH EN-SUITE SHOWER
- MODERN BATHROOM WITH WALK IN BATH
- COMMUNAL ROOF TERRACE
- ALLOCATED PARKING
- SECURE ACCESS WITH CCTV
- WALKING DISTANCE TO CITY CENTRE



Main Entrance

The apartment is accessed via a secure electric gated entrance with an allocated parking space. A communal entrance with an intercom system provides secure access into the reception hall with individual post boxes. A further secure doorway leads to the inner hallway, where the apartment is located on the first floor, accessible by both stairs and a lift.

Entrance Hallway

Door leads into a spacious hallway with wooden laminate flooring, intercom phone, cupboard housing water cylinder, ceiling light point, electric heater, doors to bedrooms, bathroom and open plan living area and kitchen.

Open Plan Kitchen/Dining Lounge

Newly fitted 'Howdens' kitchen housing a range of modern wall, drawer and base units with speckled 'Corian' work surface over. Fitted with a range of integrated appliances to include fridge-freezer, washing machine, electric oven, hob & tilted modern extractor fan. Plumbing for dishwasher. Inset stainless steel sink unit with mixer tap over. Finished with non-slip vinyl flooring, recessed LED lighting, splash-back tiling and additional extractor.

The lounge/dining area benefits from a uPVC tilt and turn window to the front elevation with newly fitted blinds. Finished with two ceiling light points, two wall lights, wooden laminate flooring and two electrical heaters. There is also television point and hard-wired smoke alarm.

Bedroom One

UPVC double glazed tilt and turn window to the side elevation with blinds, electric heater, wooden laminate flooring, ceiling light point and door to en-suite

En-suite

Modern three piece shower room comprising low-level WC, floating wash hand and double shower cubical with mains shower and glass screen. Finished with a heated towel rail, tiled flooring, part tiled walls, extractor and recessed LED lighting

Bedroom Two

Two uPVC double glazed windows to the front and side elevations with fitted blinds. Housing a comprehensive range of 'Sharps' fitted wardrobes with clothing rails, shelves and drawers. Fitted work desk. Finished with wooden laminate flooring, ceiling light point and electric storage heater

Bathroom

A stylish and contemporary bathroom finished with grey tiling to the walls and floor. The suite comprises a modern wall-hung wash basin with chrome mixer tap, low level WC, and a specially designed walk-in style bath with side door, built-in seating and handheld shower attachment. A chrome heated towel rail, wall-mounted mirror, shave point and recessed LED lighting complete the room, while a chrome grab rail above the bath provides added convenience.

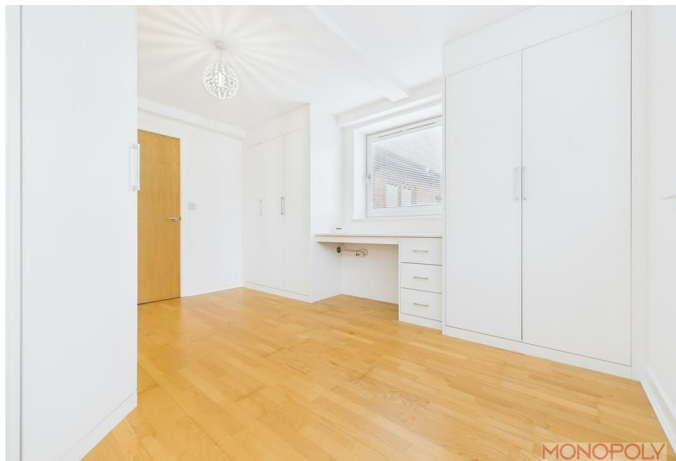
Outside

There is one allocated parking space with the property along with a visitor space. There is a paved communal roof terrace with panoramic views across Wrexham including St Giles Church, Hope Mountain and Wrexham AFC

Additional Information

The property is leasehold with a 999 year lease commencing in 2009. The ground rent is £190 per annum. There is a monthly service charge of £160 per calendar month which includes maintaining the



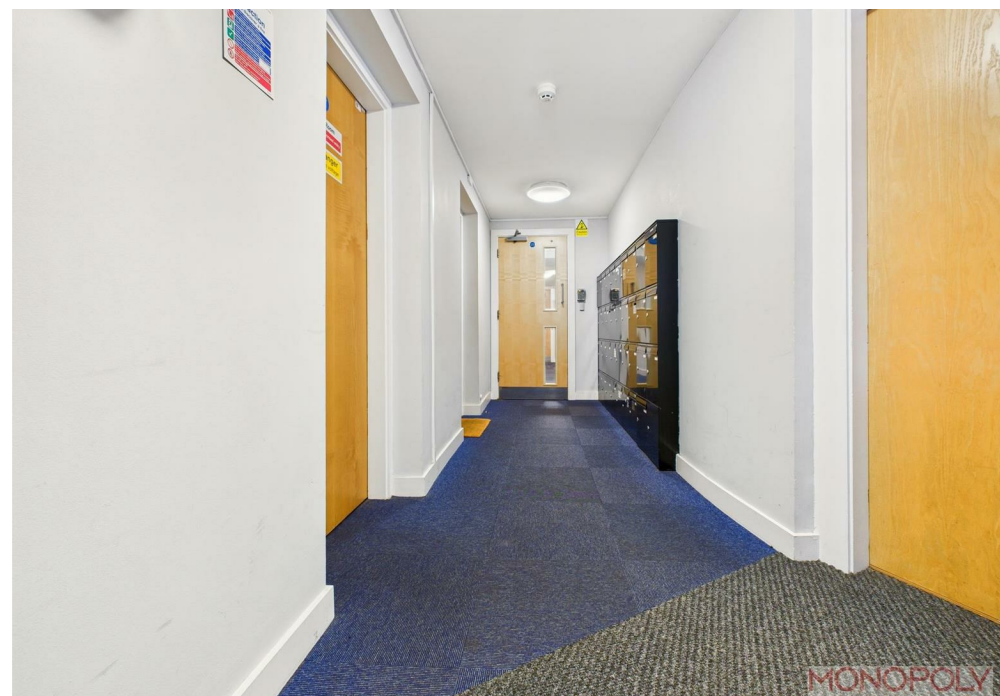
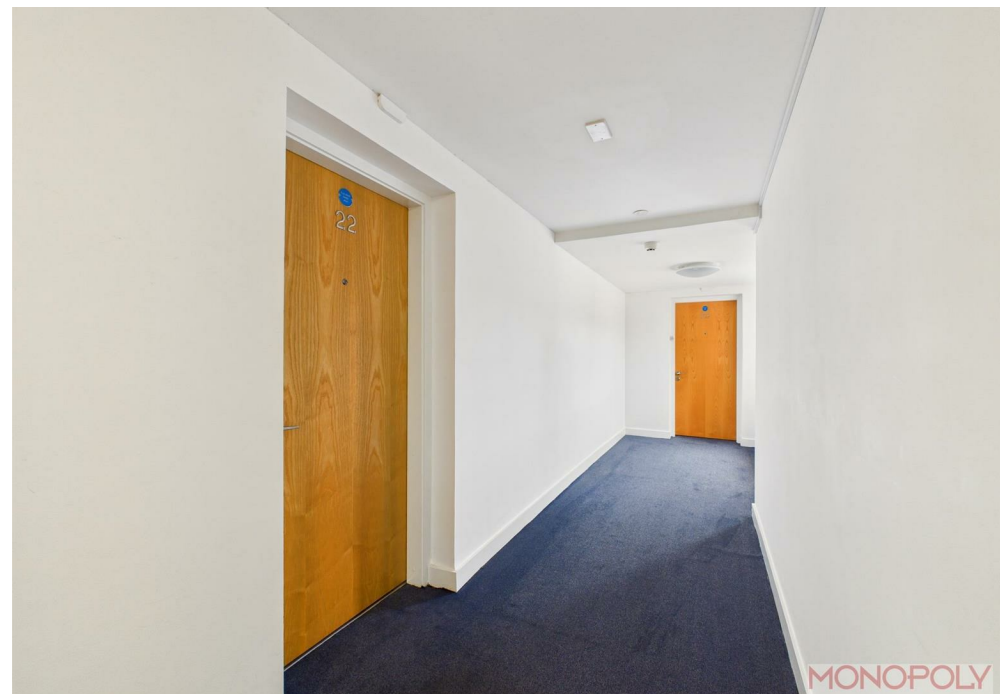


building, communal areas, insurance for the building. Buyers would be required to obtain their own insurance for contents in apartment. There are refuse and recycling areas in the car park. There are individual post boxes in the reception hall. The intercom system has recently been updated. There are hard wired CCTV surrounding the building and main reception. Also in the main reception is resident access to electric box via secure code. The apartment itself has tilt and turn windows, electric storage heaters and hard-wired alarm system. There is no onward chain

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.





Approximate total area⁽¹⁾
790 ft²
73.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

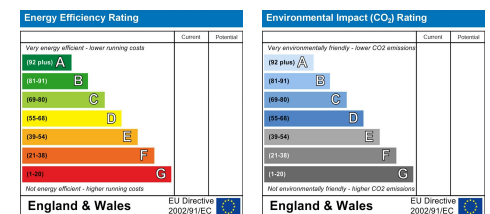
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MONEY LAUNDERING REGULATIONS 2003

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