



28

Wrexham || LL11 3BQ

£47,500

MONOPOLY
BUY ■ SELL ■ RENT

MONOPOLY
BUY ■ SELL ■ RENT

28

Wrexham || LLI | 3BQ

A fantastic opportunity for first-time buyers to take their first step onto the property ladder with this affordable 50% shared ownership ground-floor apartment, ideally located close to Wrexham City Centre. Offered through the Muir Property Group, purchasers will own a 50% share of the apartment while paying a subsidised monthly rent on the remaining share - making home ownership more accessible with lower upfront costs. In brief, the property comprises a communal entrance hallway with intercom system and individual post boxes, leading into the apartment's private hallway with useful storage cupboard. The open-plan lounge/dining/kitchen area benefits from a bright dual-aspect position at the end of the building, providing an attractive and airy living space. There is also a double bedroom and a modern three-piece bathroom. The location is extremely convenient, positioned within close proximity to Wrexham City Centre where a wide range of shops, cafés, restaurants, supermarkets and everyday amenities can be found. Wrexham Maelor Hospital is nearby, and the property offers excellent transport links with easy access to the A483 for commuting towards Chester, Oswestry and beyond. An ideal and affordable opportunity for those looking to begin their home ownership journey in a well-connected and popular location.

- 50% SHARED OWNERSHIP - ONE BEDROOM APARTMENT
- GROUND FLOOR
- ENTRANCE HALLWAY WITH STORAGE
- OPEN PLAN LOUNGE/DINING/KITCHEN AREA
- DOUBLE BEDROOM WITH BUILT IN STORAGE
- THREE PIECE BATHROOM
- ALLOCATED PARKING SPACE
- COMMUNAL GARDEN SPACE
- POTENTIAL OPTION TO PURCHASE 100%
- CONVENIENT LOCATION NEAR WREXHAM CITY CENTRE AND A483



Entrance Hallway

Airing cupboard housing water cylinder. Additional storage cupboard. Carpet flooring, ceiling light point, wall mounted heater, intercom phone for entrance, doors off to bedroom, bathroom and lounge/dining and kitchen areas

Kitchen/Lounge/Dining

A light and airy space with two uPVC double glazed windows to the side plus two uPVC double glazed windows to the front. Carpet flooring, electric storage heaters, ceiling light point and space for a dining table. Opening into kitchen comprising a range of wall, drawer and base units with complimentary work tops over housing a 1.5 stainless steel sink unit, electric hob with stainless steel extractor over, built-in oven, space for fridge/freezer, plumbing for a washing machine, vinyl flooring two ceiling light points and tiled splash back.

Bedroom One

UPVC double glazed window to the front, wall mounted heater, built-in wardrobe with double doors, ceiling light point and carpet flooring.

Bathroom

Three piece suite with low-level WC, pedestal hand wash basin and bath with shower over. Wall mounted heater, shave point, towel rail, part tiled walls, ceiling light point and vinyl flooring.

Outside

The property has an allocated parking space on a tarmac car park. Communal gardens to rear. There is also a bike storage cupboard on the first floor.

ADDITIONAL INFORMATION

SHARED OWNERSHIP.

Monthly rent is £221.83 and service charge is £96.74, total being £318.57.

There is potential for the prospective buyer to purchase more of the 50% equity from Muir Group.

Buyer requirements from Muir Group -

The buyer will need to be eligible for shared ownership, unless they're buying 100% of the property. They'll need to;

1. Complete an application form, which Muir will send them when they receive a memo of sale
2. Have an affordability assessment with an independent financial advisor.
3. The buyer will need to meet these local connection requirements (unless they're buying 100%): FIRSTLY he has resided in the Community area for a continuous period of one year immediately preceding the proposed occupation. Muir will also need to approve the sale in writing, and approve a mortgage offer for any shared ownership buyer.

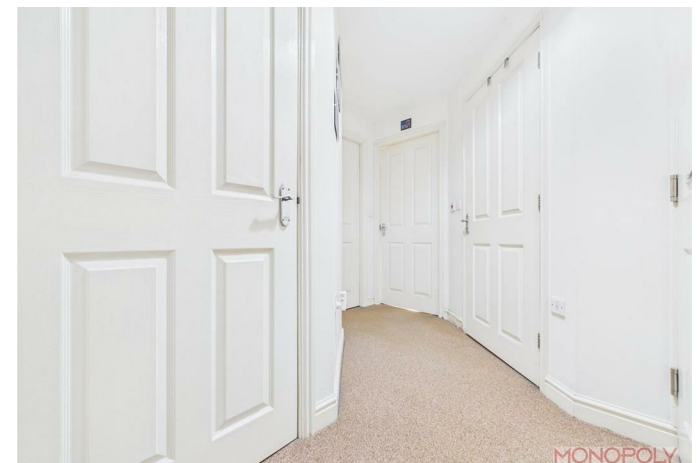
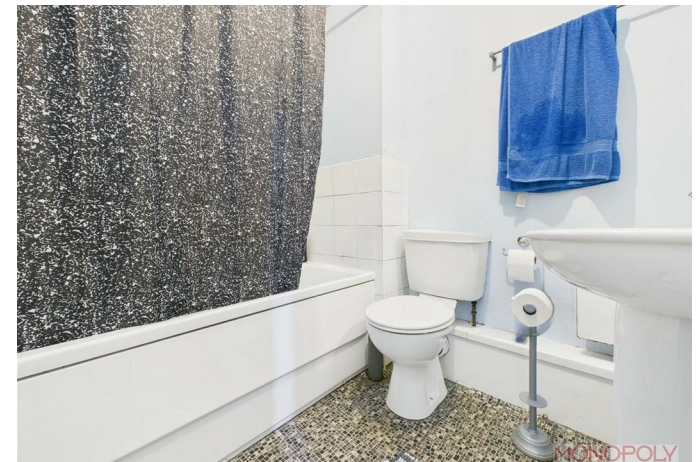
IMPORTANT INFORMATION

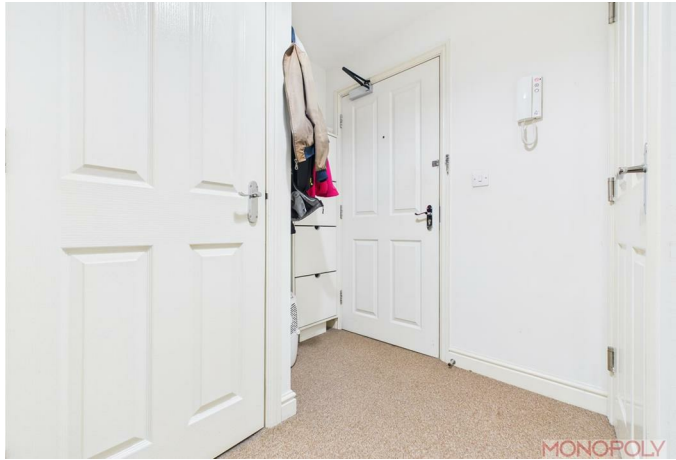
MONEY LAUNDERING REGULATIONS 2003

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.

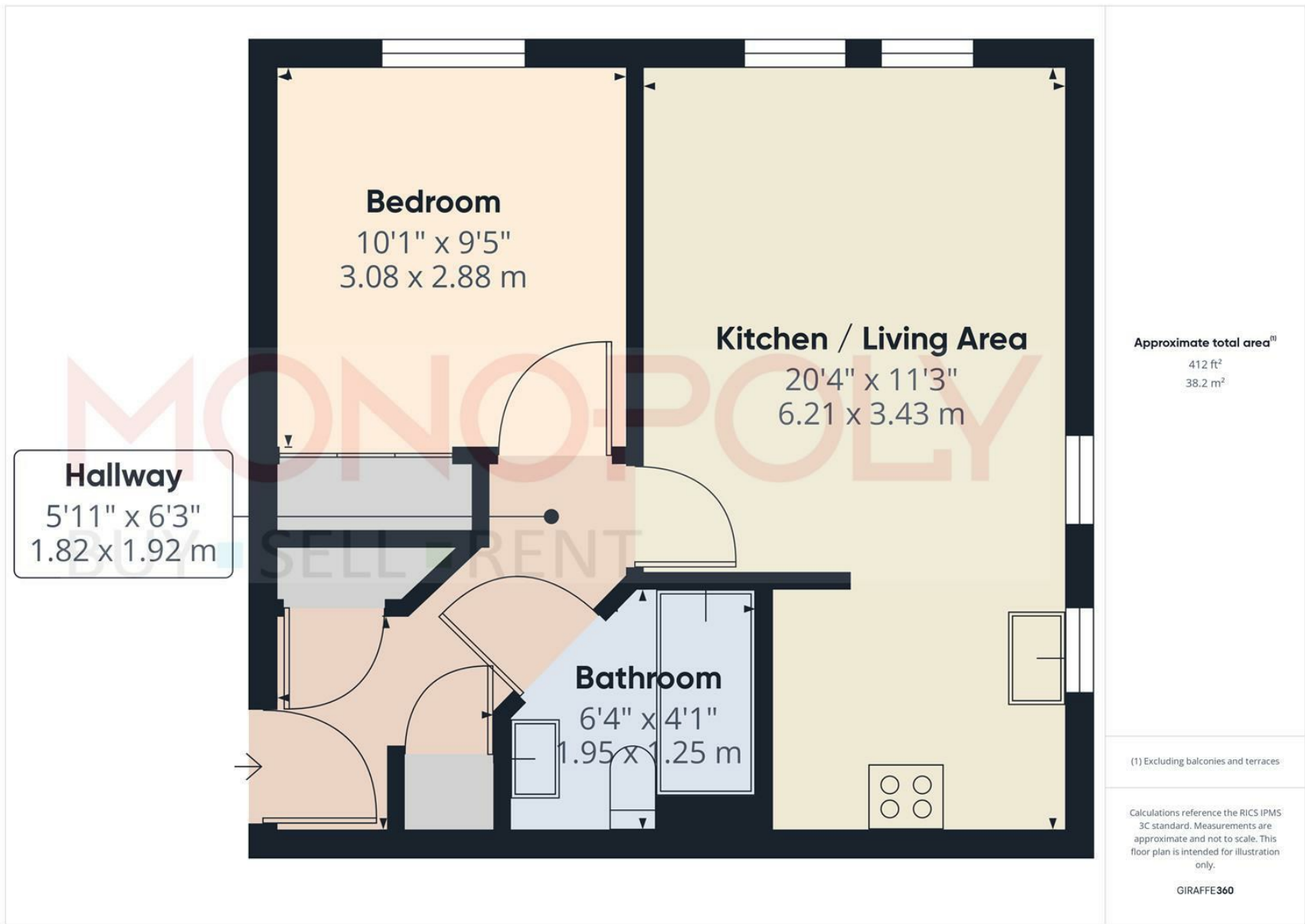
THE PROPERTY MISDESCRIPTIONS ACT 1991

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

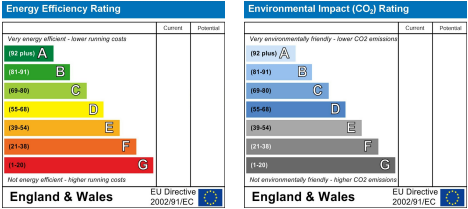




distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some 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.



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