



8 STRATHALYN

Rossett, Wrexham

Rickitt
Partnership

Modern apartment in Strathalyn Hall

Top floor of period house ♦ Split level apartment ♦
Three double bedrooms ♦ One bathroom & en-suite
shower room ♦ Two reception rooms ♦ Communal
grounds & gardens ♦ Single garage & parking space ♦
NO CHAIN ♦ EPC C

Description

A delightful split level three double bedroomed apartment located on the top floor of the magnificent Strathalyn Hall, believed to have been built in 1862. This well presented converted flat has an open plan sitting room/dining room and a separate study. To the outside, the development is set in mature grounds with an allocated parking space, visitors parking and a single garage.

Entrance Hall

Staircase to second floor. Skylight. Access to loft. Two radiators.

Bathroom

Bath with mixer tap and shower above. Low level WC and hand wash basin. Double glazed frosted window to front. Tiled walls and floor. Wall mounted heated towel rail.

Bedroom Three

Double glazed window to front. Radiator.

Bedroom Two

Double glazed window to front. Radiator.

Bedroom One

Fitted wardrobes. Exposed beams. Two double glazed windows to rear. Two skylights. Two radiators.





En-Suite Shower Room

Walk in shower, low level WC and hand wash basin with mixer tap. Tiled walls and floor. Radiator.

Utility Room

Wall and base units with granite effect work surface above. Floor to near ceiling cupboard. Space for washing machine. Gas fired boiler. Hot water cylinder.

Study

Double glazed window. Radiator.

Open Plan Sitting Room/Dining Room

Skylight/glass roof, double glazed window to front. Two skylights. Small window to side. Exposed beams. Two radiators.

Kitchen

Range of wall and base units with granite work surface above with stainless steel sink unit with mixer tap. Kenwood Range style cooker with five ring gas hob. Tiled splash back. Small window to front. Exposed beams. Tiled floor. Radiator.

Outside

The development is set within well kept grounds with lawned garden and areas with mature trees, plants and shrubs. There is an allocated parking space and single garage with the apartment, along with visitors packing spaces.

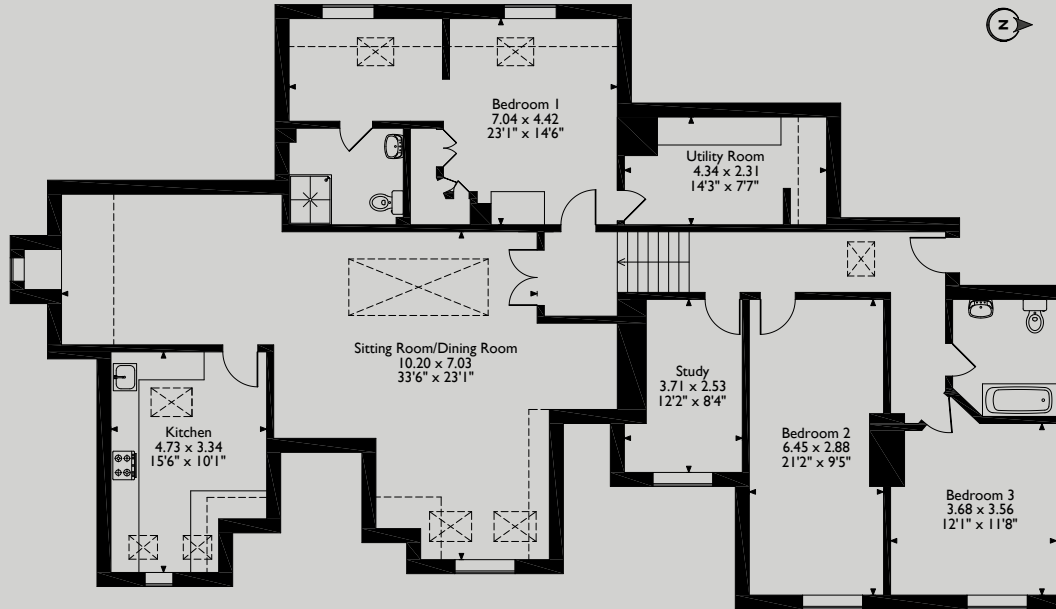


Property Information

The council tax is band G. We understand the property is leasehold with approx. 978 years left on the lease. Each owner of the development owns a share of Strathalyn Management Company Ltd (SMCL). SMCL owns the Freehold. There is a peppercorn ground rent. The service charge is £440.67 per month, please contact us for more information on what it includes. With mains water, electricity, gas and drainage connected. Gas fired central heating and hot water.

Floorplans

Total gross internal area = 1765 sq ft / 164 sq m
For identification purpose only. Not to scale.



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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