

Apartment 3 Chester Road

, Wrexham

LL12 8DU

Grow
SALES + LETTINGS

Offers in the Region Of £195,000

Fantastic ground Floor Apartment

3 bedrooms

Fantastic Investment/First time purchase

Secure entry intercom system

Lease - 980 years remaining

Car Port and Additional Parking

Viewing highly recommended

Energy Rating - C



No Onward Chain - An excellent opportunity to purchase this fantastic three-bedroom ground floor apartment situated in a highly prestigious development on the outskirts of Wrexham. This spacious and flexible living accommodation briefly comprises, private secure entrance, entrance hallway, lounge, fitted kitchen, three bedrooms with en-suite to master and a family bathroom. Benefits include; gas central heating system, UPVC windows throughout, integrated kitchen appliances. Externally there are beautiful communal gardens and a covered car parking space in the car port and a second Parking space. An internal inspection is absolutely essential to fully appreciate what is on offer for sale.

Please contact Grow Sales & Lettings to arrange a viewing. Energy Performance Rating – C



Grow Property, 5 King Street, Wrexham, LL11 1HF

Phone: 01978 352248, Email: info@growproperty.co.uk

<http://growproperty.co.uk>



ACCOMMODATION

On The Ground Floor

Secure entry door with entry phone access, private letter boxes. Stairs and internal lifts give access to the upper floors and landing.

Vestibule

With radiator, wooden flooring, fuse box and security alarm panels. Open to:

Entrance Hallway

With wood flooring, radiator, central heating thermostat, Telephone point and entry phone system.

Lounge 19' 8" min x 16' 2" (5.99m x 4.92m)

This bright and spacious room enjoys a bay double-glazed window, two radiators, power points, television aerial point, electric fire with marble hearth and oak surround.

Kitchen 9' 9" x 14' 4" (2.97m x 4.37m)

A wonderful kitchen with tiled flooring and underfloor heating. Fitted with a modern kitchen with a range of wall, base units and granite worktops. Benefits include integrated dishwasher, washer/dryer, fridge/freezer, electric oven, microwave and gas hob with extractor. Additionally, there are power points, inset sink with drainer, mixer tap and splash back.

Master Bedroom 10' 9" x 12' 8" (3.27m x 3.86m)

With fitted carpet, double glazed window, power points, radiator. Door to the en-suite.

En-suite 5' 5" x 10' 7" (1.65m x 3.22m)

With tiled flooring and underfloor heating, shower cubicle with rain fall mains shower, low level w.c., mirrored vanity unit, heated towel rail and extractor fan.

Bedroom Two 9' 9" x 12' 6" (2.97m x 3.81m)

Double bedroom with double glazed window, power points and radiator.

Bedroom Three 9' 8" x 12' 6" (2.94m x 3.81m)

Double bedroom with double glazed window, power points and radiator.

Family Bathroom 7' 5" x 6' 6" (2.26m x 1.98m)

Fitted with a white suite comprising of a low level w.c., wash hand basin, paneled bath, part tiled walls, tiled flooring and underfloor heating, storage cupboard, extractor fan, mirror and cupboards and heated towel rail.

Location

The Sycamores provides a delightful residential location with excellent road links with the A483 dual carriageway being close by with its links to North Wales and Chester. The apartment is within easy reach of local amenities. There is an excellent public transport service that operates into Wrexham City Centre and Chester.

Exterior

Externally there are beautiful landscaped communal gardens and a covered allocated car parking space in the car port with a second Parking space. There is also visiting parking spaces and a CCTV in operation

Additional Information

We understand the service charge for the current year equates to £1,200. Lease 980 years remaining.



FLOORPLANS

Energy performance certificate (EPC)

Apartment 3A
The Sycamores
Chester Road
Wrexham
LL12 8DU

Energy rating

C

Valid until:

19 November 2032

Certificate
number:

5490-0797-0822-6072-
3023

Property type	Ground-floor flat
Total floor area	112 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		