

BOWEN

PROPERTY SINCE 1862



Asking Price £190,000

Flat 3, Pickhill Hall, Cross Lanes,
Wrexham LL13 0UG

🛏 3 Bedrooms

🚿 2 Bathrooms

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General Remarks

This imposing ground floor apartment is located within the grand and historical Pickhill Hall and provides a spacious living accommodation which extends to over 1,800 square feet. With numerous character features throughout, the property also benefits from a private patio area, a double garage and communal parking. Internally the property briefly comprises an entrance hallway, dual aspect living room which is over 20 ft square with access to the patio, kitchen/breakfast room, dining room/additional double bedroom, two further double bedrooms, one of which has an en-suite, and a family bathroom. An early viewing comes highly recommended.

Accommodation

Entrance Hallway: Wooden door to the front elevation. Partially tiled floor. Coved ceiling. Wall mounted electric heater.

Living Room: 20' 9" x 20' 4" (6.32m x 6.19m) Two sash windows to the side elevation. Wood panelled walls. Exposed brick chimney breast with inset wood-burner. Built-in shelving.

Dining Room/Additional Bedroom 3: 16' 9" x 15' 0" (5.11m x 4.58m) Wooden sash window to the rear elevation. Wall mounted electric heater.

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

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

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Kitchen/Breakfast Room: 12' 11" x 12' 3" (3.94m x 3.74m) Two wooden sash windows to the side elevation. Wall and base units with complementary work surfaces. One-and-a-half-bowl stainless steel sink and drainer unit with mixer tap. Electric point for cooker. Cooker hood. Space for fridge freezer. Plumbing for washing machine. Storage cupboard. Wall tiling. Tiled floor. Down-lighters. Wall mounted electric heater.

Bedroom 1: 19' 2" x 14' 0" (5.84m x 4.27m) Two wooden sash windows to the front elevation. Built-in wardrobes. Wall mounted electric heater. Coved ceiling.

En-Suite Shower Room: 12' 10" x 8' 6" (3.92m x 2.59m) maximum. Wooden sash window to the side elevation. White three piece suite comprising a shower cubicle, low level w.c. and pedestal wash hand basin. Tiled floor. Wall tiling. Heated towel rail.





Bedroom 2: 13' 0" x 11' 3" (3.96m x 3.42m)

Wooden sash window to the front elevation.
Wall mounted electric heater. Coved ceiling.

Bathroom: 10' 10" x 7' 8" (3.29m x 2.34m)

Three piece suite comprising a panelled bath, low level w.c. and pedestal wash hand basin. Heated towel rail. Wall tiling. Tiled floor. Down-lighters.

Cellar: 18' 1" x 15' 1" (5.51m x 4.59m) Accessed via the Patio.

Outside: Externally there is communal parking within the development together with mature communal gardens. Flat 3 Pickhill Hall also benefits from having a Double Garage and a private Patio.

Services: The property is on mains water and the drainage is via a septic tank. There is no gas to the development so the apartment is heated via wall mounted electric heaters in most rooms.

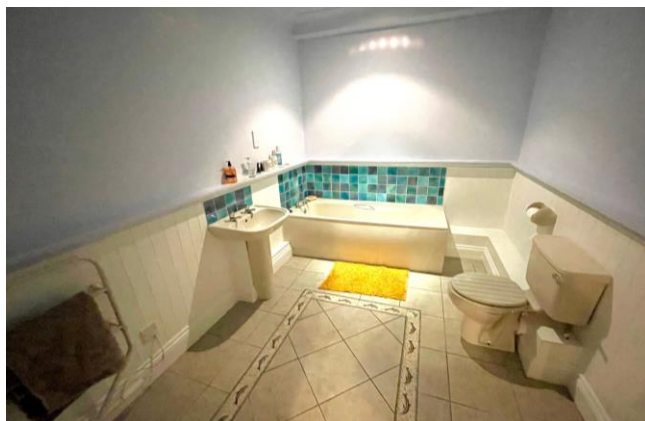
Tenure: Leasehold. Vacant Possession on Completion. 999 year lease from 2004. Service Charge to cover insurance, general maintenance, upkeep of gardens etc. - £3,613.12 per annum. There is a Ground Rent of a "peppercorn".

Viewing: By prior appointment with the Agents.

EPC: EPC Rating – E|48.

Council Tax Band: The property is valued in Band "F".

Directions: Proceed out of Wrexham through Hightown on the A525. Continue through the village of Marchwiel and at the roundabout take the second exit into Cross Lanes. At the traffic lights turn left passing the Co-Op on the left. Once out of the village and entering Talon there are two turnings next to each other on the right. Take the second turning and continue along the straight road which turns sharply left at one point. At the T junction turn right and after a short distance the driveway to "Pickhill Hall" will be observed on the left-hand side of the lane. Once in Pickhill Hall, the property will be observed in the far left-hand corner of the courtyard.







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