

**BOWEN**

PROPERTY SINCE 1862



Asking Price £112,000

89 Lamberton Drive, Mountain View,  
Brymbo, Wrexham LL11 5FN

🏠 2 Bedrooms

🚿 1 Bathroom

## 89 Lamberton Drive, Mountain View, Brymbo, Wrexham LL11 5FN



### General Remarks

Offered for sale with the benefit of NO ONWARD CHAIN, this two double bedroom ground floor apartment is neutrally decorated throughout and the central heating system is operated by a "Worcester" condensing combi boiler. The property occupies a corner position which allows for the kitchen to have a window which is another good selling point and internally the living accommodation briefly comprises an entrance hallway with built-in storage cupboards, well-proportioned lounge/diner, kitchen with numerous integral appliances, two double bedrooms, one of which has built-in wardrobes, and a family bathroom complete with white suite.



### Accommodation

**Entrance Hallway:** Entrance door to the rear elevation. Radiator. Laminate flooring. Telephone entry system. Storage cupboard.

**Lounge/Diner:** 14' 3" x 12' 2" (4.35m x 3.71m) PVCu double glazed window to the front elevation. Two radiators. Laminate flooring. Double doors through to:

**Kitchen:** 12' 8" x 5' 1" (3.86m x 1.56m) PVCu double glazed window 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. Integral gas hob. Integral electric oven. Cooker hood. Integral fridge and freezer. Plumbing for washing machine. Integral dishwasher. Wall tiling. Tiled floor. Down-lighters.

**Bedroom 1:** 11' 8" x 8' 4" (3.56m x 2.55m) to the wardrobes. PVCu double glazed window to the front elevation. Radiator. Laminate flooring. Built-in wardrobes.

**Bedroom 2:** 11' 11" x 8' 5" (3.62m x 2.57m) PVCu double glazed window to the front elevation. Radiator. Laminate flooring.

**Bathroom:** 9' 5" x 5' 2" (2.87m x 1.58m) Three piece white suite comprising a panelled bath with shower over, low level w.c. and pedestal wash hand basin. Wall tiling. Tiled floor. Radiator. Down-lighters.

**Outside:** Two allocated Parking Spaces. Communal grounds. Bike and Bin Stores.

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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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**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Worcester" gas-fired boiler situated in the Kitchen.

**Tenure:** Leasehold. Vacant Possession on Completion. 981 years on lease. Ground Rent is approximately £50.00 half yearly. Service Charge £219.089 quarterly.

**Viewing:** By prior appointment with the Agents.

**EPC:** EPC Rating - 78|C.

**Council Tax Band:** The property is valued in Band "C".

**Directions:** For satellite navigation purposes use the post code LL11 5FN. Leave Wrexham on the A525 Ruthin Road. After passing above the A483 city by pass take the second turning right into Heritage Way signposted Brymbo. Continue for approximately one mile until passing The Brymbo Sports & Social Club on the right and then continue to a roundabout at which take the first exit. Continue up the hill and at the next roundabout turn right into Lamberton Drive and No. 89 is the second apartment block on the left-hand side of the road.





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