

BOWEN

PROPERTY SINCE 1862



Asking Price £97,750

2 Bedrooms 1 Bathroom

117 Montgomery Road, Wrexham LL13 8TE

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General Remarks

Located within half a mile of the City Centre and all its amenities is this two bedroom first floor apartment with the advantage of being for sale with NO ONWARD CHAIN. The accommodation comprises two bedrooms, fully fitted kitchen, lounge and a bathroom. Walking distance of local Supermarkets, Medical Centre and Pharmacy.

Accommodation

Communal Entrance:

Entrance Hallway: Fitted carpet. Radiator. Built in storage cupboard. Smoke alarm. Part glazed solid wood entrance door.

Lounge: 10' 5" x 14' 7" (3.17m x 4.45m) Fitted carpet. Single glazed window. Radiator. Power points. Ceiling light point.

Kitchen: 10' 4" x 8' 10" (3.15m x 2.70m) Comprising a range of cream wall and base units with wood-effect laminate work top surfaces and tiled splash-back. Integrated single electric fan oven. Electric hob with extractor hood over. Single glazed window.

Plumbing for washing machine. One-and-a-half-bowl stainless steel sink unit with draining-board. Cupboard housing wall mounted "Glow-Worm" gas central heating boiler. Space for tall fridge/freezer. Power points. Ceiling light point.

Bedroom 1: 11' 11" x 10' 2" (3.64m x 3.10m) Single glazed window. Radiator. Fitted carpet. Power points. Ceiling light point.

Bedroom 2: 13' 7" x 7' 2" (4.13m x 2.18m) Single glazed window. Radiator. Fitted carpet. Power points. Ceiling light point.

Bathroom: 6' 10" x 5' 10" (2.08m x 1.78m) Comprising a three piece white bathroom suite to include low level w.c., pedestal wash hand basin and a panelled bath with power shower over. Single glazed frosted window. Tiled walls. Laminate flooring. Radiator.

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

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.



Tenure: Leasehold. 125 years from 1st March 1993 (there are 93 years remaining of the lease). There is an annual Ground Rent of £259.04 and an annual Service Charge of £92.22. Vacant Possession on Completion. NO CHAIN.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 69|C.

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

Directions: For satellite navigation use Post Code LL13 8TE. Leave Wrexham City Centre on the Holt Road (following signs for Wrexham Industrial Estate and Queensway). After signs for Hillcrest Medical Centre take a right hand turn into Montgomery Road. Towards the end of the Road there are blocks of flats. The property for sale is located within the first block on the right hand side.

