

BOWEN

PROPERTY SINCE 1862



Asking Price £130,000

4 St. Giles Court,
Wrexham LL13 7NR

🛏 2 Bedrooms

🛀 2 Bathrooms

4 St. Giles Court, Wrexham LL13 7NR



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General Remarks

A bright and spacious TWO BEDROOM lower ground floor apartment located within the purpose-built apartment block of St. Giles Court. Conveniently situated within walking distance of the Town Centre, Maelor Hospital and General Train Station. The apartment comprises an entrance hallway, open plan lounge/kitchen and dining room, two double bedrooms, an en-suite shower room and separate three piece bathroom. EPC Rating – 73|C.

Location: The property is situated on the inner ring road on the fringe of the town centre by Bellevue Park and directly opposite the Island Green Shopping Centre.

Accommodation

T-Shaped Hallway: Fitted carpet. Ceiling light point. Smoke alarm. Wall mounted electric heater. Secure telephone entry system. Large store cupboard 1.96m x 1.10m comprising a hot water cylinder, electric consumer unit, lighting and water meter.

Open Plan Lounge/Kitchen: 24' 0" x 21' 4" (7.31m x 6.51m) Viz:

Lounge: Fitted carpet. Two double glazed windows. Power points. Television aerial point. Telephone point. Part glazed PVCu door to front entrance. Three ceiling light points. Two wall light fittings. Two wall mounted electric heaters. Wall mounted stone effect electric fire with surround.

Kitchen: Comprising a range of laminate fronted wall and base units with marbled work top surfaces and upstand. Integrated "SMEG" tall fridge freezer. Integrated "SMEG" single electric fan oven with four-ring electric hob above having stainless steel splash-back and extractor hood over. Integrated "SMEG" slimline dishwasher. Integrated "Indesit" washing machine and tumble dryer. Integrated stainless steel one-and-a-half-bowl sink unit. Power points. Spot-lights. Smoke alarm. Vinyl flooring.

Bedroom 1: 14' 1" x 8' 10" (4.28m x 2.68m) Fitted carpet. Double glazed window. Wall mounted electric heater. Power points. Television aerial point. Telephone point. Ceiling light point. Built-in sliding mirror-doored wardrobes.

En-Suite Shower Room: 6' 4" x 5' 11" (1.94m x 1.80m) Comprising a low level w.c., semi-pedestal wash hand basin and a corner fully tiled shower enclosure with thermostatic shower bar. Tiled flooring. Part tiled walls. Chrome heated towel rail. Ceiling spot-lights. Extractor fan. Shaver point.

Bedroom 2: 10' 1" x 10' 0" (3.08m x 3.05m) Fitted carpet. Double glazed window. Power points. Television aerial point. Wall mounted electric heater. Ceiling light point.

Bathroom: 6' 8" x 6' 4" (2.04m x 1.94m) Low level w.c., wash hand basin and a panelled bath with chrome mixer taps. Tiled flooring. Part tiled walls. Ceiling spot-lights. Extractor fan. Shaver point.

Outside: A gated tarmac drive opens to a communal Parking Area within which there is One Dedicated Space. Communal garden and Bin Store.

Tenure: Leasehold. The original lease is for a term of 999 years from 1st July 2007. Half Yearly Service Charge (2022) £798.62. Yearly Ground Rent (2021 - 2022) £197.65.

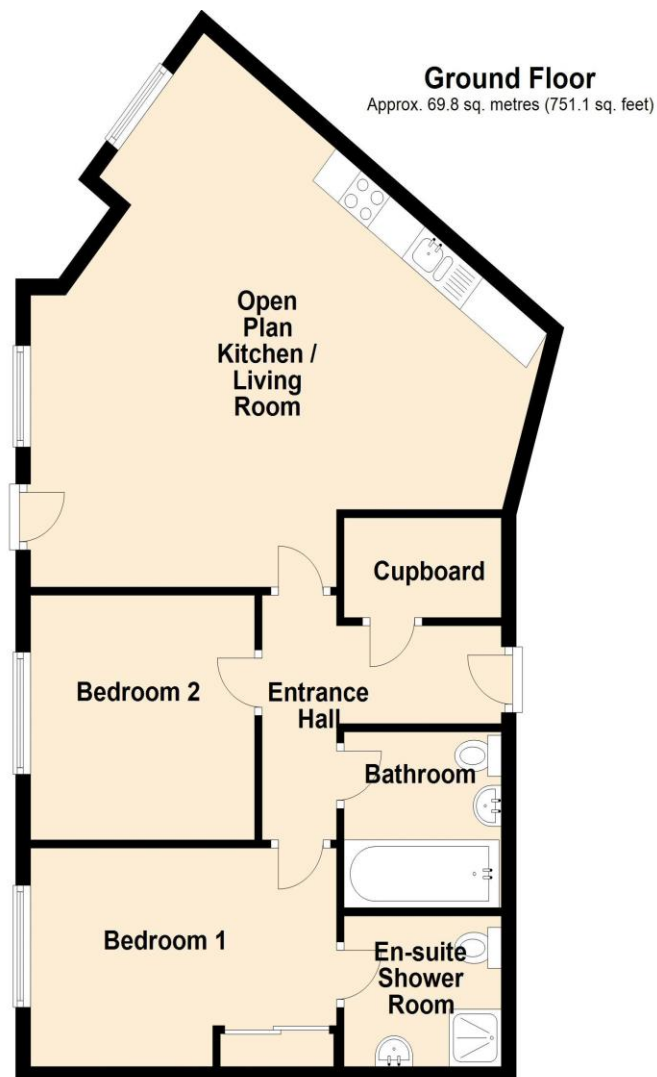


Services: Mains water, electricity and drainage are connected subject to statutory regulations. Electric heating.

Viewing: By prior appointment with the Agents.

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

Directions: For satellite navigation use the post code LL13 7NR.



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.