

# BOWEN

PROPERTY SINCE 1862



Asking Price £140,000

20 St. Giles Court, Wrexham, LL13 7NR

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🛏 3 Bedrooms

🚿 2 Bathrooms



# 20 St. Giles Court, Wrexham, LL13 7NR

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## Looking for that perfect mortgage?

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

### General Remarks

Offered for sale with the benefit of no onward chain, this 3 bedroom first floor apartment is located within walking distance of the city centre and also has secured allocated parking within the development. The property is neutrally decorated throughout and is currently rented out, but notice has already been served on the tenants.

Originally designed with a high specification interior the property briefly comprises of: entrance hallway, an open plan kitchen/diner/living room, the main bedroom with ensuite, 2 further bedrooms, and a family bathroom with a white suite. This property should appeal to both owner occupiers and rental investors alike.

### Accommodation

The Accommodation (with approximate room dimensions) briefly comprises of:

**Entrance Hallway:** Entrance door, storage cupboard, wall mounted electric heater.

**Kitchen/Diner/Living Room:** 19' 8" x 15' 9" (6m x 4.81m) 2 uPVC double glazed windows to the side elevation, modern wall and base units with complementary granite worktops and splashbacks, integral electric oven and hob, cooker hood, 1½ bowl stainless steel sink with mixer tap, integral fridge and freezer, integral washing machine, 2 wall mounted electric heaters, downlighters.

**Bedroom 1:** 11' 9" x 10' 1" (3.58m x 3.07m) uPVC double glazed window to the side elevation, wall mounted electric heater.

**Ensuite:** 3 piece white suite, shower cubicle, low level wc, basin, localised wall tiling, tiled floor, downlighters, heated towel rail.

**Bedroom 2:** 11' 10" x 8' 3" (3.6m x 2.51m) uPVC double glazed window to the side elevation, wall mounted electric heater.

**Bedroom 3:** 9' 0" x 8' 3" (2.74m x 2.52m) uPVC double glazed window to the side elevation, wall mounted electric heater.

**Bathroom:** 7' 6" x 6' 2" (2.29m x 1.89m) three piece white suite, panelled bath, low level w.c., basin, localised wall tiling, tiled floor, heater towel rail, downlighters.

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

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

**Tenure:** Leasehold. The original lease is for a term of 999 years from 2007. The Service Charge is currently £1942.92 per annum and the Ground Rent is £197.65 per annum. Vacant Possession on Completion.

**Viewings:** By prior appointment with the agent.

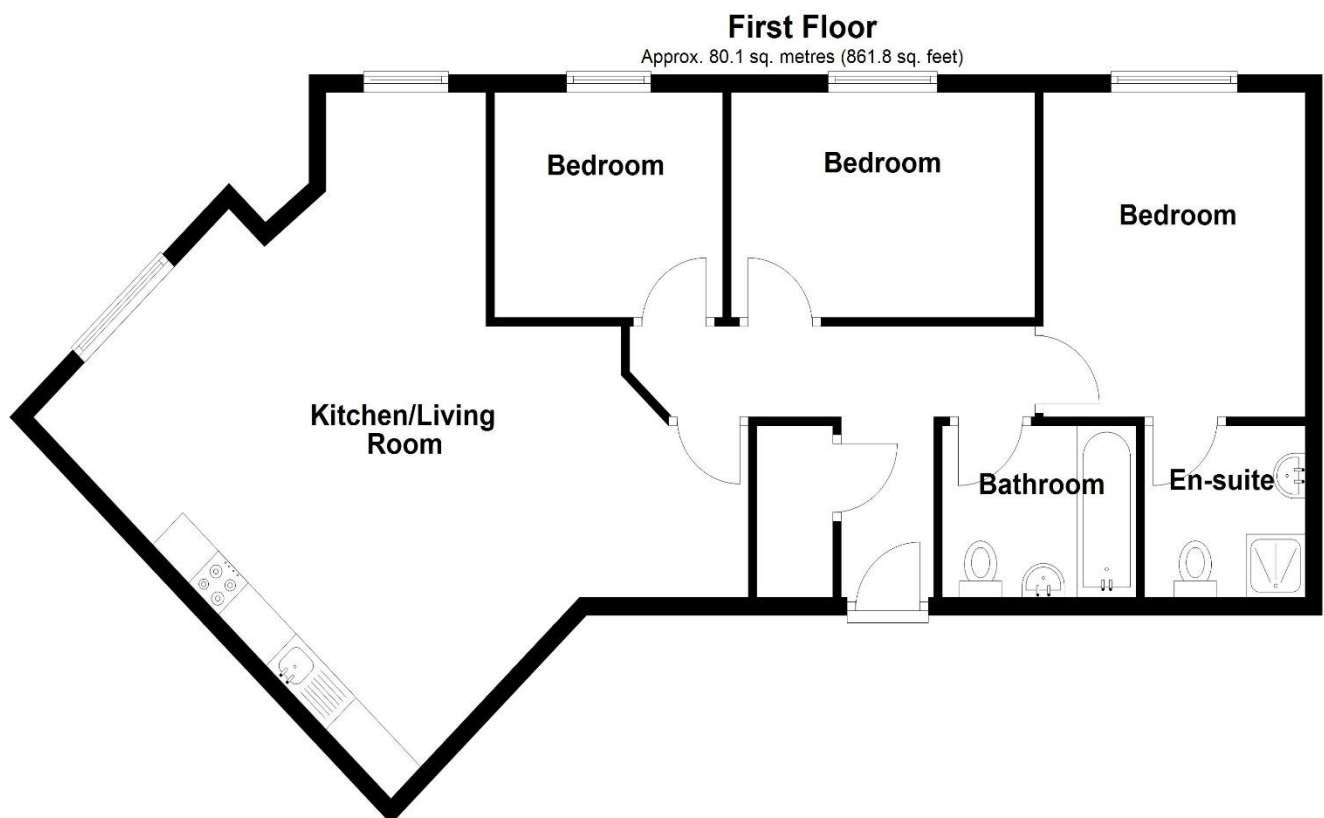
**Council Tax Band:** The property is valued in Band "D".

**EPC:** EPC Rating – 72|C.

**Directions:** For satellite navigation purposes 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.