

Lamberton Drive, Wrexham, LL11 5FN  
 £120,000                      17828



**DESCRIPTION:** Situated in a popular and sought-after location is this impressive 2 bedroom ground floor apartment which offers well presented accommodation to briefly comprise communal entrance with speak and enter system, entrance hall, lounge, fitted kitchen with integrated appliances, 2 double bedrooms and combined bathroom and wc. The accommodation is complimented by gas radiator heating and UPVC double glazing and externally there is 2 designated parking spaces. LEASEHOLD 982 years remaining. GROUND RENT £138.00 pa. MAINTENANCE CHARGE £73.00 per month. IDEAL FIRST TIME PURCHASE. VIEWING HIGHLY RECOMMENDED. COUNCIL TAX BAND C.

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**GEORGE A MURRAY FNAEA – RESIDENT PARTNER**  
 Viewing by arrangement through Wrexham Office  
 35/37 King Street, Wrexham, Clwyd, LL11 1HR Tel: 01978 262275  
 Opening hours 9.00am-5.00pm Monday – Friday 9.00am – 2.00pm Saturday

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**DIRECTIONS:** From the Wrexham office proceed out of town passing the football ground on the right hand side, at the main Wrexham roundabout turn left onto the bypass and proceed to the first exit for Ruthin. At the traffic lights turn right over the bypass taking a right turn onto the Brymbo link Road. Proceed up the hill to the 2nd roundabout turning right onto Lamberton Drive take the first right and right again into the parking area and the access to the apartment will be noted on the right..

**LOCATION:** Situated in a popular and sought-after location with easy access to Wrexham City centre facilities and the main road network for commuting to Chester city centre and the surrounding areas of employment.




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**Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG**  
 Shotton Office: 01244 814182    Wrexham Office: 01978 262275    Mold Office: 01352 758088  
 Holywell Office: 01352 712271

COMMUNAL ENTRANCE: With speak and enter system.

ENTRANCE HALL: Panelled radiator. Built in storage. Wood effect floor covering. Front entrance door.



LOUNGE: 16' 10" x 12' 1" (5.13m x 3.68m) 2 Panelled radiators. Tv point. Window to front elevation.



**KITCHEN:** 12' 7" x 5' 1" (3.84m x 1.55m) The kitchen is fitted with a range of wall and base units with worktop surfaces and inset stainless steel sink unit and splash back tiling with integrated appliances to include hob, extractor hood, and oven. Space for fridge freezer. Plumbing and space for washing machine.



**BEDROOM 1:** 11' 9" x 8' 5" (3.58m x 2.57m) Panelled radiator. Window to front elevation.



**BEDROOM 2:** 12' 9" x 8' 5" (3.89m x 2.57m) Panelled radiator. Fitted range of 4 door wardrobe facilities. Window to side elevation.



**BATHROOM:** Panelled radiator. Fitted 3 piece white suite comprising wc, wash hand basin and panelled bath with shower above. Tiled floor.



**OUTSIDE:** Externally there are 2 designated parking spaces.



**TERMS OF SALE:** -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

**PURCHASING PROCEDURE:** - **TO MAKE AN OFFER - MAKE AN APPOINTMENT.** Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

**SURVEY DEPARTMENT:** - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

**AGENTS NOTE:** – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	81 B	81 B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		