



## 8 Lambourne Court, Wrexham, LL11 4FD

### Offers Over £126,000

**\*\*NO ONWARD CHAIN\*\*FIRST TIME BUYERS & INVESTORS\*\***

This modern spacious 2 bedroom first floor apartment is located in the popular village of Gwersyllt with shops, schools, train and bus services all within walking distance. The accommodation briefly comprises of a communal entrance with stairs leading to a communal landing with doors off and stairs to second floor, spacious hallway with storage cupboards, lounge, kitchen/breakfast room, principle bedroom with en-suite shower room, a further double bedroom and a family bathroom. Externally there is an allocated parking space and ample visitor parking. Well kept communal areas mainly laid to lawn with established planting. Call us to view on 01978 750234

Leasehold Property approximately 982 years remaining

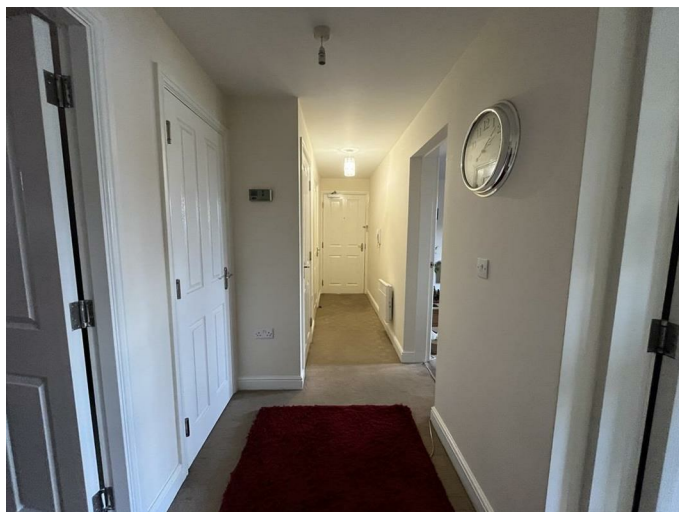
Annual Ground Rent is £170 per year

Monthly Service Charge is currently £188.50pcm and covers maintenance of all communal areas including landscaping gardens and car park.



Approached via a secure communal entrance with intercom system, stairs leading to first floor landing. The apartment can be found on the left hand side of the corridor.

### Hallway



Spacious entrance hallway with one storage cupboard and an airing cupboard housing hot water tank and shelving. Electric radiator, smoke alarm and entry telephone, doors off;

### Kitchen/Breakfast Room 12'4" x 10'6" max (3.76 x 3.20 max)



Light and airy kitchen having the benefit two UPVC double glazed windows to the side elevation overlooking a green area. A range of modern wall, base and drawer units with complementary worktops over. 1 ½ bowl stainless steel sink and drainer. Integrated electric oven and hob with stainless steel chimney style extractor hood over, space for fridge/ freezer,

space and plumbing for a washing machine. Part tiled walls and a tiled floor, wall mounted electric heater.

Ample space for table to seat four people.

### Lounge 13'3" x 12'9" (4.05 x 3.88)



Two UPVC double glazed windows to the front elevation overlooking a communal area. Wall mounted electric heater, T.V and telephone point.

### Master bedroom 13'9" max x 9'9" (4.18 max x 2.98)



UPVC double glazed window to the rear elevation. Wall mounted electric heater, T.V point and door leading to en-suite shower room.

### En-Suite Shower Room



UPVC double glazed window to the rear elevation. White suite comprising of a glazed shower cubicle with mains powered shower, close coupled W.C and pedestal wash hand basin. Part tiled walls, wall mounted electric heater and shaver point.

### Bedroom 2 9'9" x 9'4" (2.96 x 2.85)



Double room with two UPVC double glazed windows to the front elevation. Wall mounted electric heater.

### Bathroom



UPVC double glazed window to the rear elevation. Modern white suite comprising of a panelled bath with mixer taps & shower attachment over, close coupled W.C and pedestal wash hand basin. Part tiled walls and wall mounted electric heater.

One allocated parking space and ample visitor parking available.

Locked communal bin storage.

LEASEHOLD & MANAGEMENT FEES APPLY.

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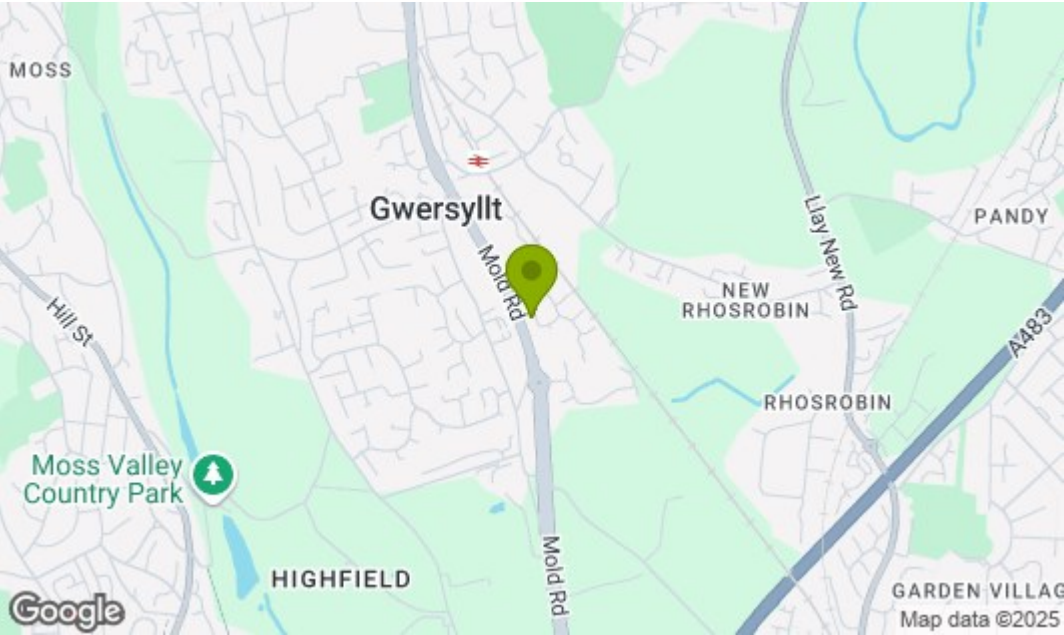
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No building insurance for the vendor to pay as this is included in the fees.

Floor Plan

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

