



10

Wrexham | | LL11 5FB

£120,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

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Attention first-time buyers and investors - this well-presented two-bedroom ground-floor apartment is offered for sale with no onward chain, making it an ideal hassle-free purchase. The accommodation comprises a secure communal entrance with intercom system, an internal hallway with a useful storage cupboard, a spacious living/dining room, a fitted kitchen, two bedrooms and a modern bathroom. Externally, the property benefits from two allocated parking spaces, providing excellent convenience. The apartment is leasehold, with a long remaining term of 999 years, offering long-term security and stability. Ingot Close forms part of a modern residential development in Brymbo, a popular village just outside Wrexham. The area offers a great balance of residential convenience and semi-rural surroundings, with local shops, cafés, takeaways, a primary school, and community facilities all within easy reach. The village also benefits from scenic countryside walks, including routes around the historic Brymbo Steelworks site, woodland areas and open green spaces. Wrexham City Centre is only a short drive away, providing a wide range of retail, leisure and transport links, while the A483 is easily accessible - offering excellent connectivity to Chester, Oswestry and the wider North West.

- TWO BEDROOM GROUND FLOOR APARTMENT
- COMMUNAL ENTRANCE WITH INTERCOM
- INTERNAL HALLWAY WITH STORAGE
- LIVING/DINING ROOM
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- MODERN BATHROOM
- TWO ALLOCATED PARKING SPACES
- NO ONWARD CHAIN
- LEASEHOLD
- POPULAR RESIDENTIAL LOCATION OF BRYMBO



Communal Entrance

Entrance hall with tiled flooring and postal area. Stairs to first floor apartments further door leading into hallway where apartment is located on the ground floor.

Entrance Hallway

Door leading into entrance hallway with storage cupboard, carpet flooring, two ceiling light points, panelled radiator, intercom telephone, doors into bedrooms, bathroom and living room.

Living/Dining Room

UPVC double glazed window, carpet flooring, two ceiling light points, panelled radiator, space for dining table and double French style doors leading into kitchen.

Kitchen

Modern kitchen housing a range of wall, drawer and base units with complimentary work surface over. Integrated appliances to include dishwasher, washer/dryer, electric oven, gas hob and extractor hood. Space for other appliances including fridge freezer and washing machine, Stainless steel sink unit with mixer tap over. Recessed LED lighting, LVT flooring and uPVC double glazed window.

Bedroom One

UPVC double glazed window, built in storage cupboard, carpet flooring, ceiling light point and panelled radiator.

Bedroom Two

UPVC double glazed window, carpet flooring, ceiling light point and panelled radiator.

Bathroom

Three piece suite comprising low-level WC, pedestal wash hand basin and panelled bath with

shower over. Tiled floor, shave point, extractor, recessed LED lighting, panelled radiator, splash-back tiled and fitted vanity storage.

Outside

The apartment is located on the ground floor. Outside there are communal gardens and a communal carpark with two allocated parking spaces. There is a refuse area and storage for bikes.

Additional Information

The boiler has been serviced recently.

The owner has informed us that there is an annual service fee of £868 per annum, which the current owners pay monthly.

There is an annual ground rent of £158 per annum.

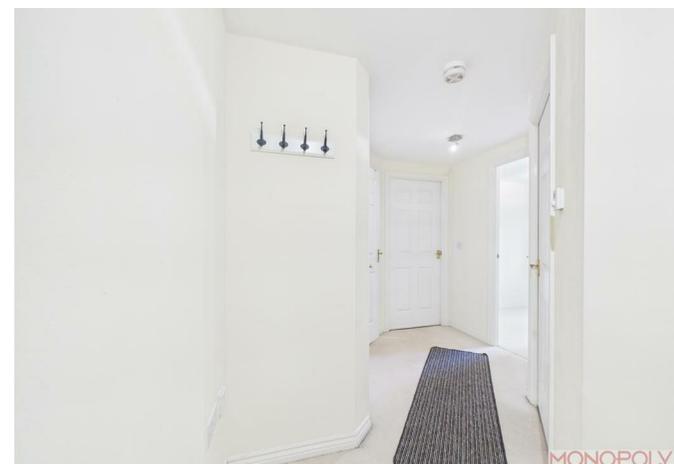
Important Information

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

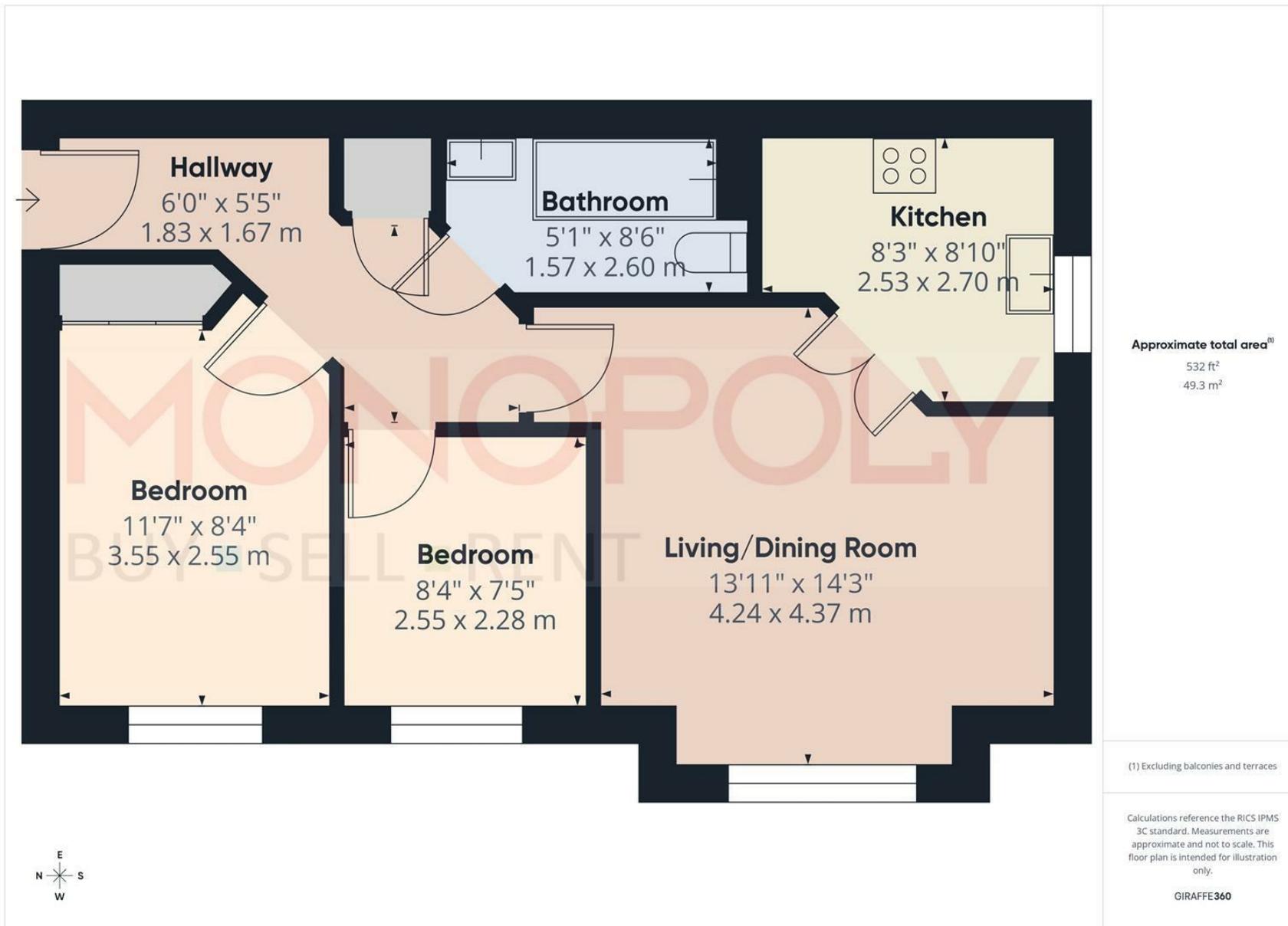
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will





provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

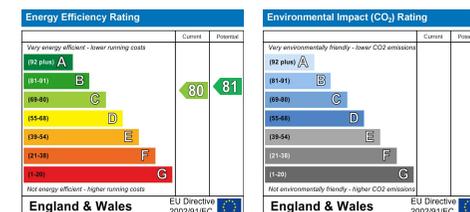




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