

# BOWEN

PROPERTY SINCE 1862



Asking Price £137,500

73 Crispin Lane, Wrexham LL11 2HS

🏠 2 Bedrooms

🚿 1 Bathroom

## 73 Crispin Lane, Wrexham LL11 2HS



### General Remarks

Located within close proximity of the city centre, this two bedroom ground floor apartment benefits from a private rear garden and off-road parking which are strong selling points for the area. The living accommodation has undergone a significant scheme of refurbishment and modernisation in recent times and now boasts numerous high quality fixtures and fittings including the kitchen units in the kitchen/diner. With a "Worcester" combi boiler and double glazing throughout, the immaculately presented living accommodation briefly comprises an entrance hallway, living room with feature bow window, kitchen/diner with direct access to the rear garden, main bedroom, further bedroom with built-in wardrobes and a wet room. An early viewing comes highly recommended.

### Accommodation

**Entrance Hallway:** Double glazed composite door to the front elevation. PVCu double glazed windows to the front and side elevations. Wood-effect flooring. Radiator. Large storage cupboard.

**Living Room:** 14' 0" x 11' 11" (4.26m x 3.63m) PVCu double glazed bow window to the front elevation. Wood-effect flooring. Radiator. Feature fire surround. Dado rail. Coved ceiling.

**Kitchen/Diner:** 14' 0" x 11' 10" (4.26m x 3.60m) maximum. PVCu double glazed door and window to the rear elevation. Modern wall and base units with complementary work surfaces. One-and-a-half-bowl sink with mixer tap. Integral gas hob and electric oven. Cooker hood. Storage cupboard. Plumbing for washing machine. Space for fridge/freezer. Wall tiling. Wood-effect flooring. "Worcester" combination boiler. Modern-style radiator.

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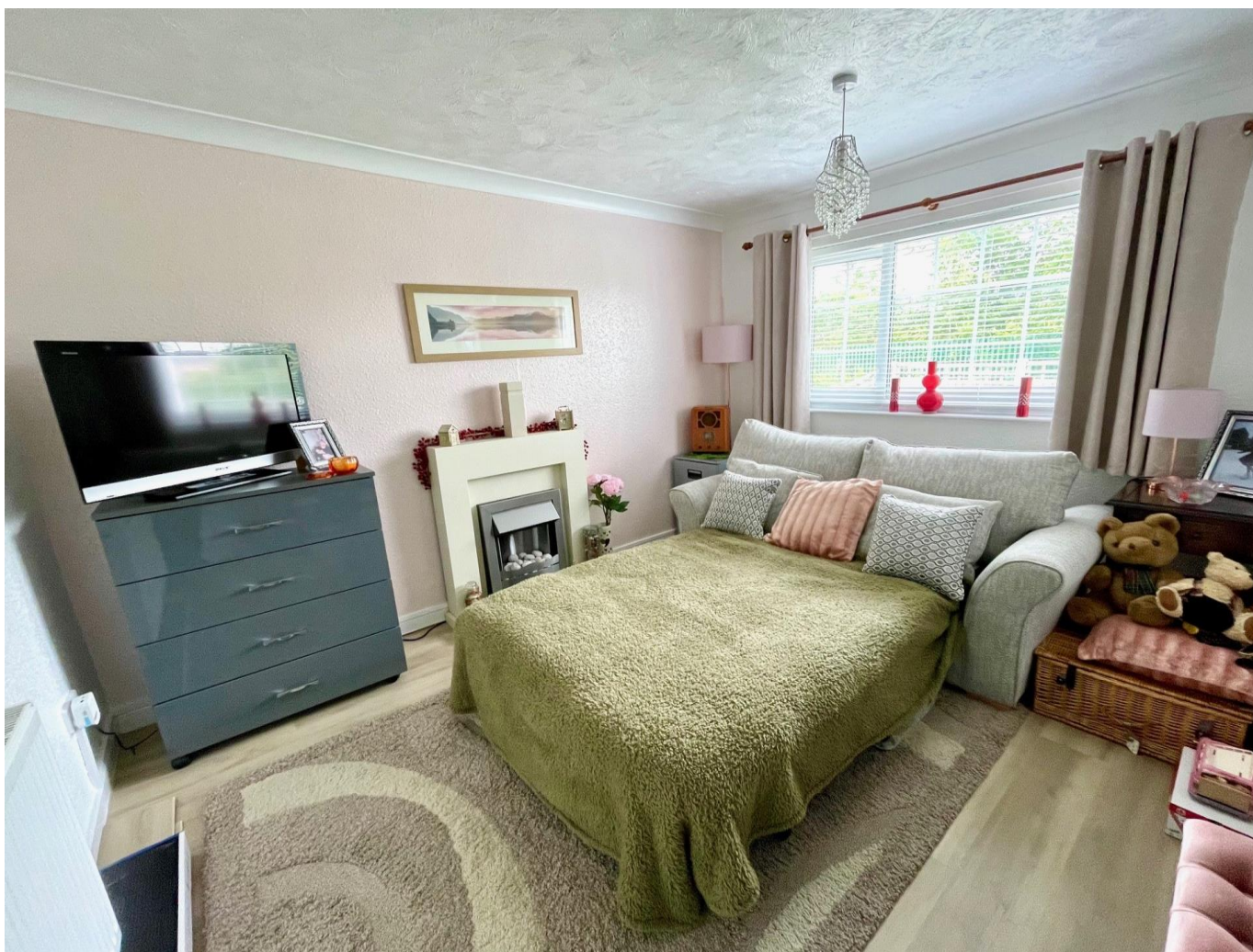
**Bedroom 1:** 11' 11" x 10' 9" (3.63m x 3.28m) PVCu double glazed window to the front elevation. Wood-effect flooring. Radiator.

**Bedroom 2:** 8' 8" x 8' 2" (2.63m x 2.48m) to the wardrobes. PVCu double glazed window to the rear elevation. Wood-effect flooring. Radiator. Built-in wardrobes.

**Wet Room:** PVCu double glazed window to the rear elevation. White suite comprising a low level w.c., pedestal wash hand basin and wall mounted electric shower. Fully tiled walls. Non-slip flooring.

**Outside:** Off-Road Parking for the apartment can be found behind the garages to the right of the property. The private rear garden is extremely low maintenance and combines a Patio with a gravelled section bordered by mature shrubs and hedging. There is also access to the Storage Shed.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Worcester" gas-fired combination boiler situated in the Kitchen.





**Tenure:** The property is Leasehold with 178 remaining on the lease. The Service Charge, Buildings Insurance and Ground Rent are currently £222.92 per annum. Vacant Possession on Completion.

**Viewing:** By prior appointment with the Agents.

**EPC:** EPC Rating - Awaiting.

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

**Directions:** Proceed out of Wrexham City Centre on Rhosddu Road and turn left into Stansty Road. Go under the railway bridge and then turn left into Crispin Lane and the property will be observed on the right-hand side of the road just before the turning for Ashfield Road.



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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.



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