

# Town & Country

Estate & Letting Agents

Russell Grove, Wrexham

£119,950



First-floor apartment overlooking a shared green, with easy access to Wrexham and local amenities. Comprises entrance hall, living room with feature fireplace, fitted kitchen, modern shower room, and two double bedrooms.

\*\* Offered with no onward chain \*\*

Imperial Buildings, King Street, Wrexham, LL11 1HE  
[info@townandcountrywrexham.com](mailto:info@townandcountrywrexham.com)

TEL: 01978 291345

## DESCRIPTION

This first-floor apartment overlooks a shared green and offers easy access to Wrexham and local amenities. The property briefly comprises a shared staircase leading to the entrance hall, a living room with feature fireplace, a fitted kitchen with light wood-grain effect units, a modern shower room, and two double bedrooms. Available with the benefit of no onward chain.



## LOCATION

Quiet first-floor apartment in a popular Wrexham neighbourhood, overlooking a shared green. Conveniently located close to schools, shops, and transport links, just a short walk from the town centre.

## ENTRANCE HALL

The property is accessed via a timber-panel front door with opaque glazing, leading into an entrance hall with doors opening to the living room, kitchen/dining room, shower room, and both bedrooms.



## LIVING ROOM

14'2 x 13'1 (max)

A T-shaped living room with a front-facing window, radiator, and coal-effect gas fire with a feature marble surround.



## BEDROOM ONE

12'4 x 11'4

Front-facing double bedroom with radiator.



## BEDROOM TWO

10 x 9'5

Rear-facing double bedroom with radiator.



## SHOWER ROOM

5'6 x 5'6

Featuring ceramic tiled flooring and partially tiled walls, the shower room includes a corner shower enclosure with dual-head thermostatic shower, dual-flush low-level WC, and vanity unit with wash basin and mixer tap. Additional features include a white heated towel



## KITCHEN/DINING ROOM

12'9 x 9'1

Fitted with light wood-grain effect wall, base, and drawer units with stainless steel handles, complemented by a worksurface housing a stainless-steel single drainer sink with mixer tap and tiled splashback. white goods including cooker, fridge/freezer, and washing machine (with plumbing). The room also features a side-facing window, radiator, and recessed ceiling downlights.

rail, recessed ceiling downlights, and an opaque rear-facing window.



suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624  
**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

## ACCESS TO COMMUNAL AREA

### Services

The agents have not tested any of the appliances listed in the particulars.

Council Tax Band - B (£1706 Per Year)

Annual Ground Rent £10

Leasehold Flat Structural Insurance  
£169,80

Service Charge £115.94

Total Charges £295.74

### Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

Leasehold - details to follow

Council Tax - B (£1706 Per Year)

### To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

### Mortgage Advice

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

