REID & ROBERTS

INDEPENDENT ESTATE AGENTS

10 Meadow Court

Wrexham, LL13 8DP

Chain Free £105,000

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Additional Information

Ground rent: £250 per annum (£125 paid twice per annum). Maintenance charge: £286.54 per month. which includes water, Buildings Insurance and service charges.

Communal Entrance

The communal entrance, equipped with an intercom system and lift access to all floors, is accessible from the parking bays. This leads to a private entrance door that opens to:

Entrance Hall

Door leading into hallway, with Upvc double glazed window on the front elevation, storage cupboard and a utility cupboard housing hot water tank and plumbing for a washing machine. inset ceiling lighting, intercom telephone system, three electric storage heaters, and doors off to all rooms. grey carpeted flooring, built-in storage housing the electric meter, and loft access.

Open Plan Lounge/Kitchen/Diner

21'7" x 12'1" (6.6m x 3.7)

The kitchen boasts oak effect fronted base and wall cupboards, stainless steel sink unit, electric hob, oven/grill, fridge freezer, dishwasher, and inset ceiling spotlights. The lounge area offers t.v/Sky connection points, wall light, electric wall heater, and central heating thermostat. picturesque view from the double glazed sliding patio doors leading to the walk-on balcony with a view of St Giles Parish Church.

Kitchen/Diner

11'09 x 7'09 (3.58m x 2.36m)

Fully fitted Kitchen comprising of wood effect base, wall and drawer units with complimentary worktops over, Integrated appliances to include fridge freezer, Oven and hob with extractor fan over and dishwasher. Stainless steel 1 1/2 bowl sink and drainer with stainless steel mixer tap over. Ceramic tiled floor.

Bathroom

6'02 x 7'04 (1.88m x 2.24m)

A modern white suite includes a panelled bath with a mains shower overhead and shower screen, partially tiled walls, a pedestal wash hand basin accompanied by a large inset mirror, a close-coupled WC, electric chrome heated towel rail, tiled flooring, extractor fan and a shaver point.

Main Bedroom

14'10 x 8'11 (4.52m x 2.72m)

Featuring an electric storage heater, TV connection point and telephone point. Inset ceiling spotlights, smoke alarm, uPVC window on the side elevation, grey carpeted flooring, and a door leading to:

En Suite

The bathroom is appointed with a white suite that includes a low flush w.c, pedestal wash basin, shower cubicle with mains thermostatic shower, electric heated towel rail, tiled flooring, large wall mounted mirror, part tiled walls, extractor fan, and inset ceiling lighting.

Bedroom Two

8'03 x 10'10

Upvc double glazed window to side aspect, electric heater. grey carpeted flooring.

Viewing Arrangements

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Mortgage Advice

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

To Make An Offer

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Misrepresentation Act
These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Money Laundering Regulations
Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Services
The agents have not tested the appliances listed in the particulars.

Loans
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Hours Of Business
Monday - Friday 9.15am - 5.00pm
Saturday 9.15am - 4.00pm

Floor Plan.
Whilst every effort is made to be as accurate as possible, these floor plans are included as a guide only. It is included as a service to our customers and is intended as a guide to layout. Not to scale.

Council Tax Band

EPC Rating
EPC RATING C

Tenure
We have been informed the tenure is leasehold and the vendor's solicitors should confirm title.

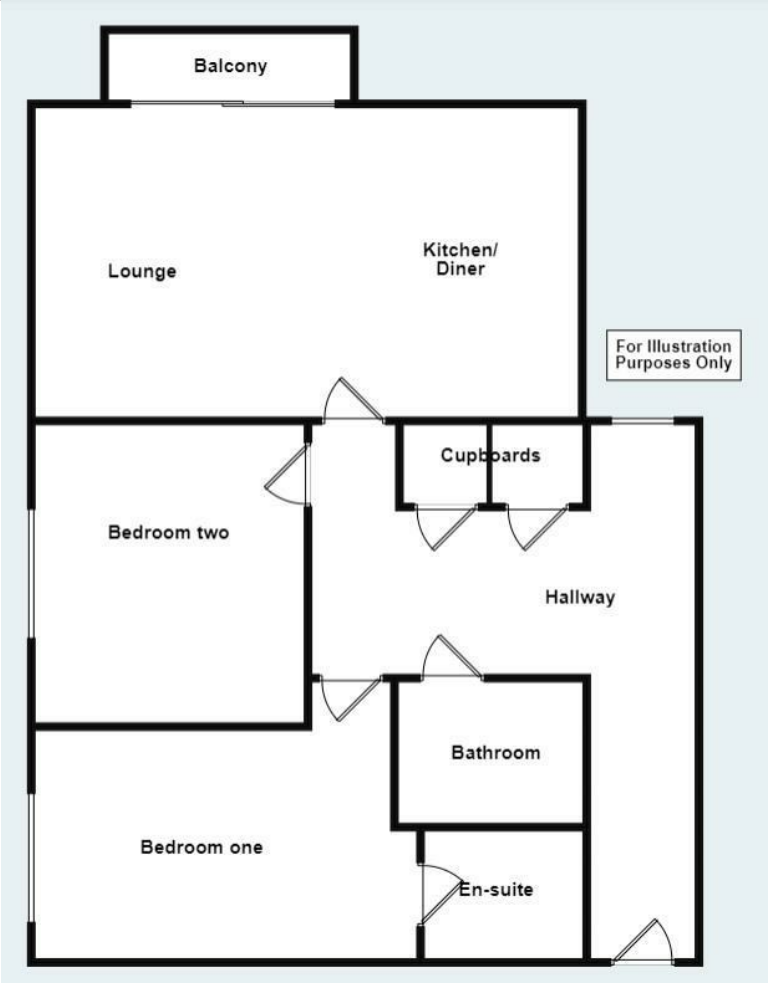
DISCLAIMER.
These particulars are provided as a general guide only. While we endeavour to ensure accuracy, they do not constitute or form part of any offer or contract, and no reliance should be placed on them as statements of fact. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but should be independently verified. Services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.

Road Map

Hybrid Map

Terrain Map

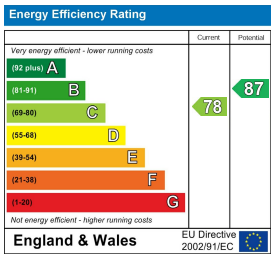
Floor Plan



Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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