

BOWEN

PROPERTY SINCE 1862



Asking Price £120,000

25 Acton Park Way, Wrexham LL12 7LE

🏠 2 Bedrooms

🚿 1 Bathroom

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General Remarks

Available with NO ONWARD CHAIN is this two bedroom first floor apartment located in a convenient position close to local amenities and Acton Park. In brief the accommodation comprises an entrance hallway having staircase leading to first floor with well-presented kitchen/dining room, a bright lounge, two double bedrooms and a bathroom with a three piece white suite. An ideal first time buyer property or good rental potential. Viewing recommended.

Accommodation

On The Ground Floor:

Entrance Hallway: 9' 7" x 3' 6" (2.92m x 1.07m) Frosted double glazed window. Laminate flooring. Ceiling light fitting. Ceiling smoke alarm. Part glazed PVCu entrance door with fan-light above. Staircase leading to First Floor.

First Floor Hallway: Laminate flooring. Ceiling smoke alarm. Radiator. Loft hatch.

Kitchen / Dining Room: 11' 10" x 11' 0" (3.61m x 3.36m) Comprising a range of beech-effect wall and base units with a laminate work-top surface and tiled splash-back. One-and-a-half-bowl stainless steel sink unit with draining-board. Plumbing and space for a washing machine. Laminate flooring. Power points. Double glazed window. Cupboard housing the electric consumer unit. Wall mounted "I Mini" gas central heating boiler and gas meter. Radiator. Space for a tall fridge freezer. Ceiling light fitting. Integrated "Bosch" single electric fan oven with a four-ring "Lamona" electric hob on top and an extractor hood over.

Lounge: 14' 1" x 11' 11" (4.28m x 3.62m) Laminate flooring. Double glazed window. Power points. Television aerial point. Telephone point. Radiator. Ceiling light fitting. Free-standing log-effect electric fire.

Bedroom 1: 14' 1" x 12' 4" (4.28m x 3.75m) Fitted carpet. Two double glazed windows (dual aspect). Radiator. Power points. Ceiling light fitting. Built-in storage cupboard.

Bedroom 2: 10' 7" x 8' 8" (3.22m x 2.63m) Laminate flooring. Double glazed window. Radiator. Power points. Ceiling light fitting. Storage cupboard over the stairs.



Bathroom: 6' 2" x 5' 5" (1.87m x 1.66m) Comprising a white three piece suite to include a low level w.c., pedestal wash hand basin and a panelled bath with a thermostatic shower bar over. Fully tiled walls. Tiled flooring. Radiator. Frosted double glazed window. Flush ceiling light fitting.

Outside: Grassed area. Communal Parking Area at rear of property. Storage Shed.

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

Tenure: Leasehold. 125 year lease from 18th August 1986. Ground Rent £10.00 per annum. Service Charge £198.71 per annum. Vacant Possession upon Completion. NO CHAIN.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 77|C.

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





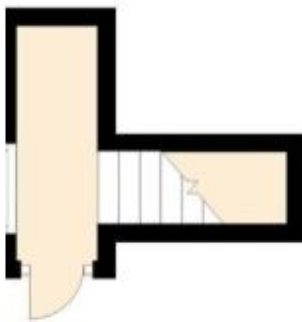
Directions: For satellite navigation use the post code LL12 7LE. From the City Centre proceed on the Chester Road to the brow of Acton Hill at which point turn right onto Box Lane immediately after The Four Dogs Pub. Turn first right onto Herbert Jennings Avenue and take the second turning on the right into Chestnut Avenue. Take the second right turn into Derwent Crescent and right again into a small cul-de-sac. There is parking available (not allocated) and access to the apartment from the rear.

First Floor

Approx. 60.4 sq. metres (649.9 sq. feet)

Ground Floor

Approx. 8.6 sq. metres (92.7 sq. feet)



Total area: approx. 69.0 sq. metres (742.5 sq. feet)

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.