

BOWEN

PROPERTY SINCE 1862



Offers in the region of £118,950

32 John Wilkinson Court, Brymbo,
Wrexham LL11 5HJ

🏠 2 Bedrooms

🚿 2 Bathrooms

32 John Wilkinson Court, Brymbo, Wrexham LL11 5HJ



General Remarks

NO CHAIN - A well presented modern ground floor apartment within a popular established development on the fringe of the village approximately 3 miles Wrexham and 2 miles from the A483 and comprising hall, bay windowed lounge, integrated kitchen, two bedrooms, en-suite shower room and bathroom. Gas CH. DG. Dedicated parking space.

Location: The property forms part of a now established residential development some three miles from Wrexham City Centre on the fringe of the village of Brymbo where coupled with the adjoining village of Tanyfron, all usual amenities are available. The nearest access-point onto the A483 trunk road is less than two miles away.



Accommodation

On The Ground Floor:

Canopy Porch: Voice entry system. Letter-box.

Communal Hall:

Entrance Hall: 13' 3" x 5' 8" (4.04m x 1.73m) Including linen cupboard with fitted shelf and radiator. Radiator. Telephone point. Double power point. Smoke alarm. Six panel doors with chrome furniture leading off to:

Lounge: 18' 0" x 10' 6" (5.48m x 3.20m) into bay window. Radiator. Four double power points. Television and satellite aerial points. Telephone point.

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Kitchen: 9' 6" x 7' 10" (2.89m x 2.39m) Fitted to two walls with ranges of cream and grey toned laminate fronted units including a single drainer one-and-a-half-bowl stainless steel sink inset into a range of four-doored base units with extended work surfaces, beneath which there is plumbing for a washing machine and a built-under oven. Adjoining tall unit with an integrated fridge and separate freezer. Inset gas hob with a chimney-style extractor hood above set between a total of four-doored suspended wall cabinets, one concealing the "Glow-Worm" combination gas-fired boiler. Ceramic tiled splash-back. Radiator. Two double and one single power points exposed with concealed spurs for appliances. Inset ceiling lighting.



Bedroom 1: 16' 2" x 9' 6" (4.92m x 2.89m) maximum Into door recess and including built-in double and single wardrobes fitted with hanging rails and shelf. Telephone point. Two double power points.

En-Suite Shower Room: 6' 11" x 6' 1" (2.11m x 1.85m) into shower recess. Fitted three piece white suite comprising a shower tray with folding screen entrance door and mains thermostatic shower fitting, close coupled dual flush w.c. and pedestal wash hand basin. Radiator. Full tiling to the shower area with half tiling to the residue. Electric shaver point. Extractor fan. Inset ceiling lighting.





Bedroom 2: 10' 6" x 8' 10" (3.20m x 2.69m) Including a built-in double wardrobe with hanging rail and shelf. Radiator. Two double power points.

Bathroom: 6' 8" x 6' 4" (2.03m x 1.93m) Fitted three piece white suite comprising a panelled bath with shower mixer tap attachment, close coupled dual flush w.c. and pedestal wash hand basin with monobloc mixer tap. Radiator. Part tiled walls. Inset ceiling lighting. Extractor fan.

Outside: Dedicated Parking Space with additional Visitor Parking. Communal grounds and bin storage area.

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

Tenure: Leasehold. The property is held on a 999 year lease dating from 2007 at a Ground Rent of £100.00 per annum. It is believed that the current Service Charge is approximately £1,000 per annum. Vacant Possession on Completion. NO CHAIN.

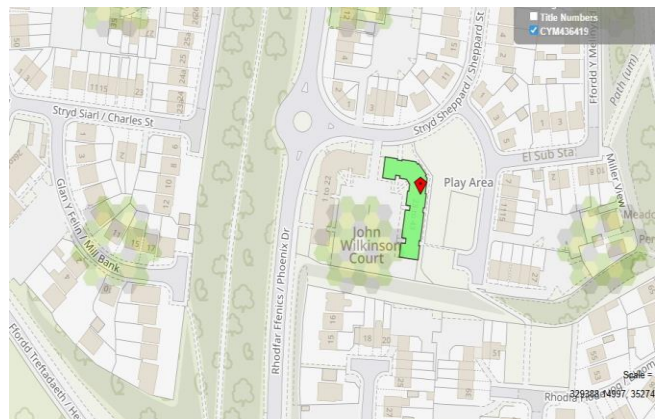
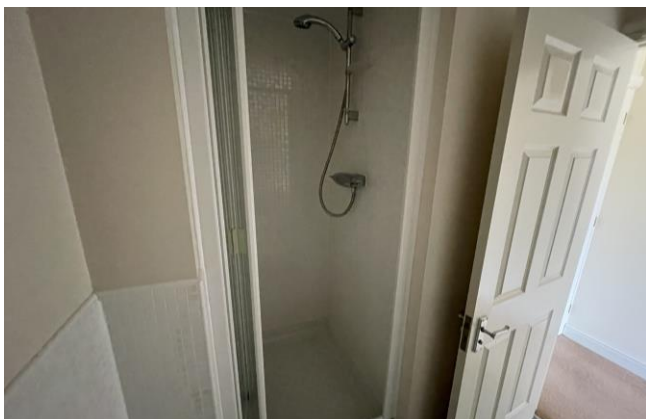
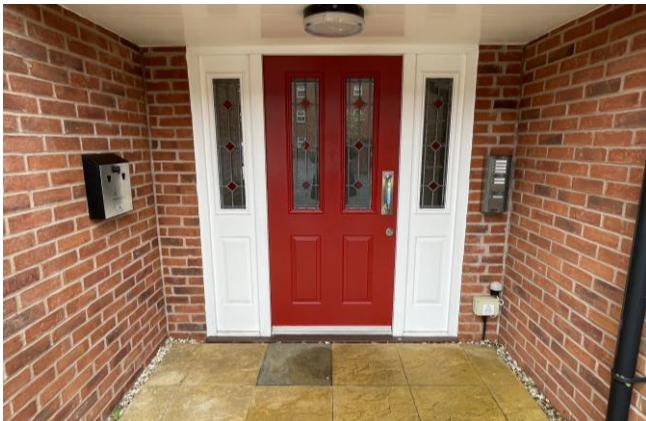
Note: The fitted floor and window coverings are to be included at the sale price.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating – 76|C.

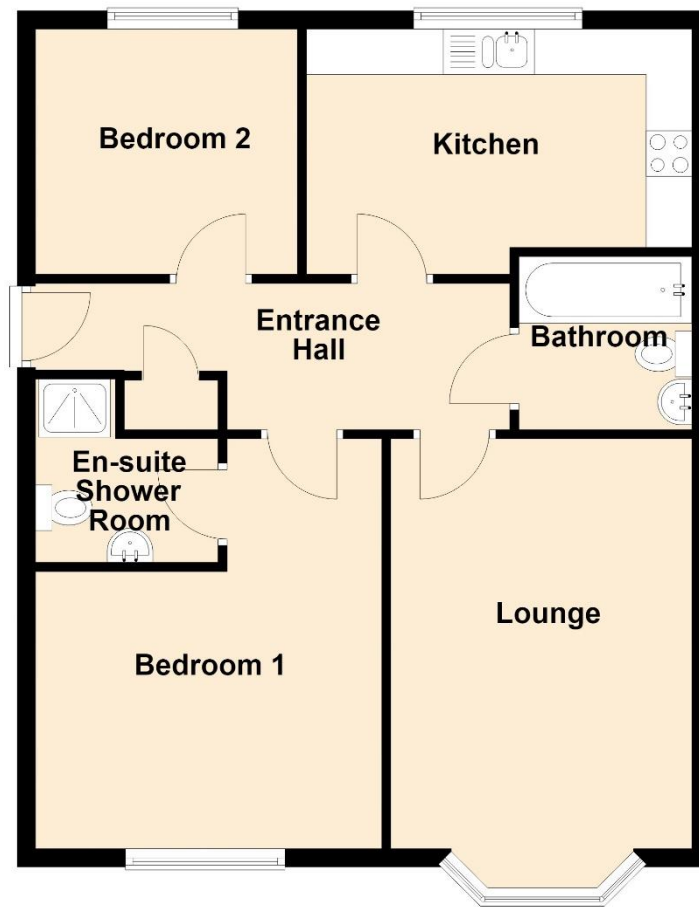
Council Tax Band: The property is valued in Band "C".

Directions: For satellite navigation use the post code LL11 5HJ. Leave Wrexham on the A525 Ruthin Road. After passing over the intersection with the A483 continue for about 200 yards until turning right onto Heritage Way. Continue for about 1.5 miles to a roundabout at which proceed straight across. At the next roundabout turn right into Sheppard Street then immediately right into John Wilkinson Court. The entrance to No. 32 will be seen on the left.



Ground Floor

Approx. 65.0 sq. metres (700.0 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.