



BOWEN

PROPERTY SINCE 1862

Guide Price £125,000

9 St. Giles Court, Wrexham LL13 7NR

🏠 2 Bedrooms

🚿 2 Bathrooms

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General Remarks

A well located purpose built-two bedroom apartment having secure entry system to grounds and parking situated close to amenities including Bellevue Park and the City Centre. The property provides spacious living accommodation with two bedrooms (main bedroom en-suite) and a separate bathroom. There are modern fittings throughout and the property is double glazed with electrical heating.

Accommodation

Secure Entry System: To Car Parking.

Communal Entrance Vestibule: To:

Entrance Hall: Apartment post boxes. Inner secure door with Hallway to:

Private Entrance Hall: 12' 5" x 4' 0" (3.78m x 1.22m) Electric convector heater. Smoke alarm. Intercom to outer door.

Kitchen/Living Room/Dining Room: 22' 1" x 19' 2" (6.73m x 5.83m) Viz:

Kitchen Area: Fitted with a range of modern timber-effect fronted units comprising inset one-and-a-half-bowl stainless steel sink unit recessed into marble-topped work surfaces set into a range of base storage cupboards including fitted washing machine, integrated dishwasher and fitted fridge/freezer. Built-in four-ring "Smeg" electric halogen hob with stainless steel electric oven and grill beneath. Fitted stainless steel splash-plate and cooker hood above hob. Range of suspended wall cabinets. Isolation switches for appliances. Laminate timber-effect flooring. Ceiling spot-lights. Air circulator.

Living Area/Dining Area: Two electric convector heaters. Two wall-light points. Television aerial point. Telephone point. Double glazed window.

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.

Bedroom 1: 13' 7" x 13' 0" (4.13m x 3.96m) Electric convector heater. Double glazed window. Telephone point. Television aerial point.

En-Suite Shower Room: 8' 11" x 5' 3" (2.72m x 1.59m) Fitted with a three piece white suite having range of chrome finished fittings comprising close flush w.c., semi-pedestal wash hand basin with monobloc mixer tap attachment and shower tray having enclosing cubicle and thermostatic shower fitted above. Fitted wall mounted mirror. Fitted shelf. Chrome finished heated towel rail. Half tiling to walls with full tiling to shower. Tiling to floor. Ceiling spot-lights.

Bedroom 2: 9' 4" x 9' 2" (2.84m x 2.79m) Double glazed window. Television aerial point. Electric convector heater.

Bathroom: 11' 3" x 8' 2" (3.43m x 2.49m) Also fitted with modern four piece white suite comprising concealed flush w.c., vanity wash hand basin with monobloc mixer tap attachment, panelled bath and separate shower tray having thermostatic shower fitted above. Range of chrome finished fittings. Fitted mirror. Electric shaver point. Heated towel rail. Full tiling to walls. Full tiling to flooring. Ceiling spot-lights.





Walk-In Airing Cupboard: 4' 1" x 3' 9" (1.24m x 1.15m) Digital heating control. Hot water cylinder.

Outside: The property is approached via a secure gated vehicular entry system with fob control beneath an archway to a car parking area, where there is a Designated Car Parking Space. The Parking Space is indicated by the attached plan. Communal facilities include the gardens surrounding the property together with access to and use of the roof terrace - see photographs.

Services: Mains water, electricity and foul drainage are understood to be connected to the property subject to statutory regulations. The central heating is via electric convector heaters. The hot water systems are effected by electrical heating with an airing cupboard situated off the Bathroom.

Tenure: The property is held on the balance of a long leasehold interest for a term of 999 years from 1st July 2007. The current Service Charge is £1942.91 per annum (2025). The annual Ground Rent is £197.65 (2025).

EPC: EPC Rating - 76|C.

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

Directions: From the Agents Wrexham Offices proceed up Regent Street to the traffic lights at which bear left onto Bradley Road. Continue to the next roundabout at which turn left onto Watery Road. At the mini-roundabout turn right onto Bellevue Road, when the entrance to the property will be observed on the right-hand side.



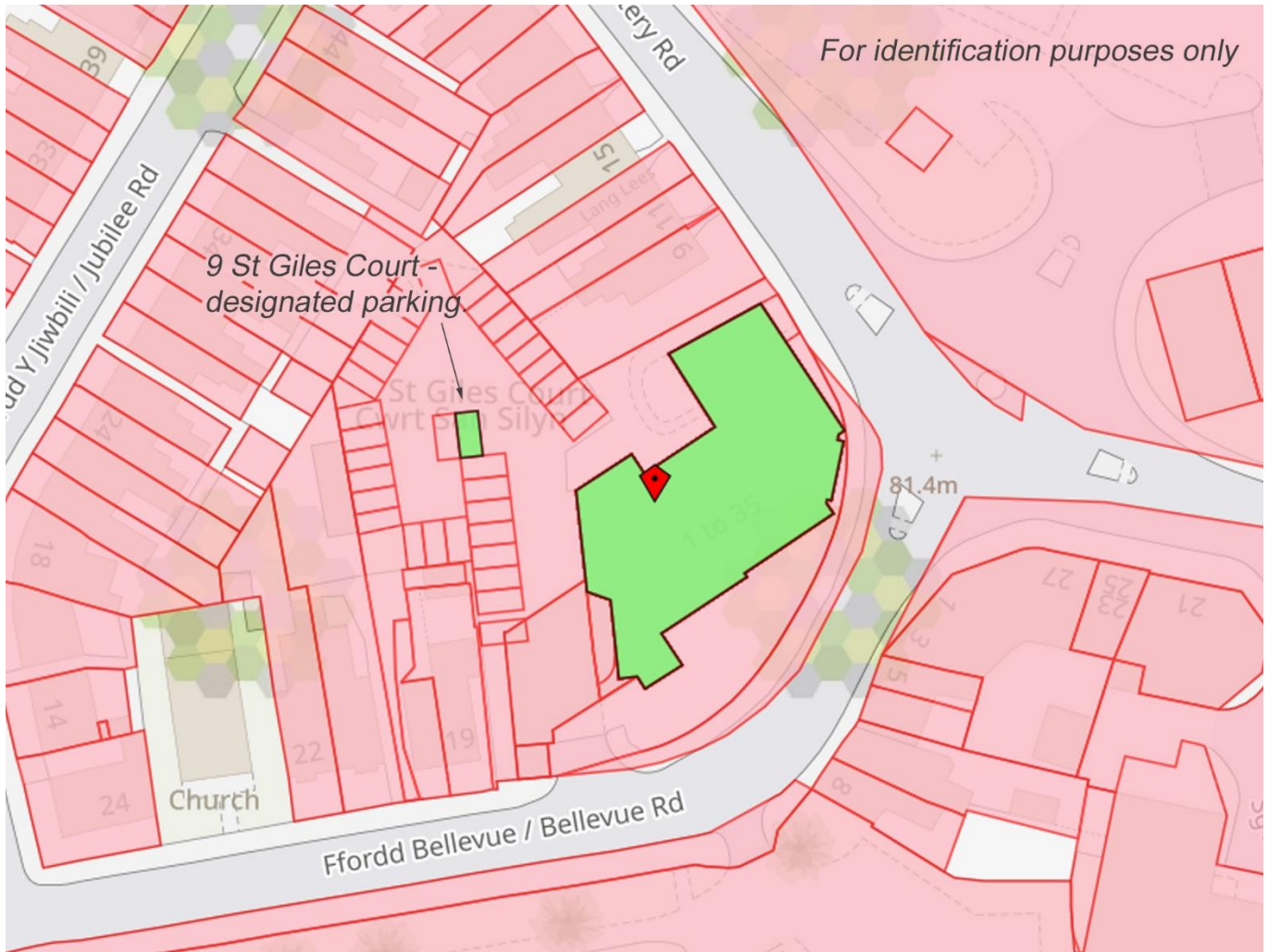
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