

BOWEN

PROPERTY SINCE 1862



Guide Price £115,000

11A Ruabon Road, Wrexham LL13 7NY

🏠 2 Bedrooms

🚿 1 Bathroom

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General Remarks

A modern purpose-built ground floor residential apartment conveniently located to a wide range of day-to-day amenities including Shops, Bellevue Park and access to the City Centre. The property has modern fittings throughout, is fully double-glazed and centrally heated from a gas-fired boiler to radiators and occupies communal gardens with dedicated parking space. Ideal for first-time buyers or investment.

Accommodation

Entrance Hall: 6' 1" x 3' 2" (1.86m x 0.96m) Approached through a double glazed door.

Living Room: 13' 1" x 9' 9" (3.98m x 2.96m) Television aerial point. Telephone point. Double glazed window. Coved finish to ceiling. Laminate timber-effect flooring. Radiator. Heat detector. Door-chimes. Archway to:

Kitchen: 13' 1" x 6' 5" (3.98m x 1.96m) Fitted with a range of modern, grey-toned flush fitted laminate fronted units comprising a stainless steel single drainer sink unit set into double base storage cupboard with further double base unit and drawer pack set beneath laminate oak-effect topped work surfaces. Two single matching and triple matching suspended wall cabinets. Built-in electric oven and grill with four-ring stainless steel finished gas hob and cooker hood above. Space with plumbing for automatic washing machine. Space for upright fridge/freezer. Space for breakfast table. Radiator. Double glazed window. Wall mounted "Main" gas-fired central heating boiler. Tiling to work areas.

Rear Lobby: 9' 8" x 3' 1" (2.94m x 0.93m) Built-in linen cupboard with fitted shelving. Smoke alarm. Central heating thermostat.

Bedroom 1: 12' 6" x 8' 4" (3.82m x 2.53m) Radiator. 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.

Walk-In Store/Wardrobe: 7' 7" x 3' 1" (2.31m x 0.94m) Fitted shelving.

Bedroom 2: 9' 3" x 6' 6" (2.81m x 1.99m) Radiator. Double glazed window.

Bathroom: 8' 0" x 4' 11" (2.44m x 1.50m) Fitted with a modern white three piece suite having range of chrome-finished fittings including heated towel rail and comprising close flush w.c., pedestal wash basin and panelled bath with shower above from mixer tap attachment. Full tiling to two walls. Double glazed window. Electric shaver point. Extractor fan. Fitted wall mirror.

Outside: The property occupies communal gardens with small lawn to the front with pathway leading to the front door. To the rear there is a lawned garden with paved pathway for access to a Car Park at the rear with designated Space - see attached Land Registry based plan.

Services: Mains water, gas, electricity and foul drainage are understood to be connected to the property subject to statutory regulations. The central heating is a conventional radiator system effected by a wall mounted "Main" gas-fired boiler situated in the Kitchen.





Tenure: The property is understood to be held on the basis of a long leasehold interest for a term of 125 years from approximately August 1997. There is approximately 96 years remaining on the lease term. There is understood to be an annual Service Charge for the property in the amount of £261.57. The Service Charge is in respect of ground maintenance, fees for Management Company together with Accountancy Fees and Bank Charges. The Management Company levies a bill for these elements on an annual basis divided by the 18 flats of the development. Similarly to the above, the Management Company levies an amount annually for Buildings Insurance, which including insurance premium tax amounted to £154.74 for the year. The charge in Ground Rent comprises an annual payment of £25.00. Copies of correspondence from the Management Company to the current owners of the property are available from the Agents Wrexham Offices upon request. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

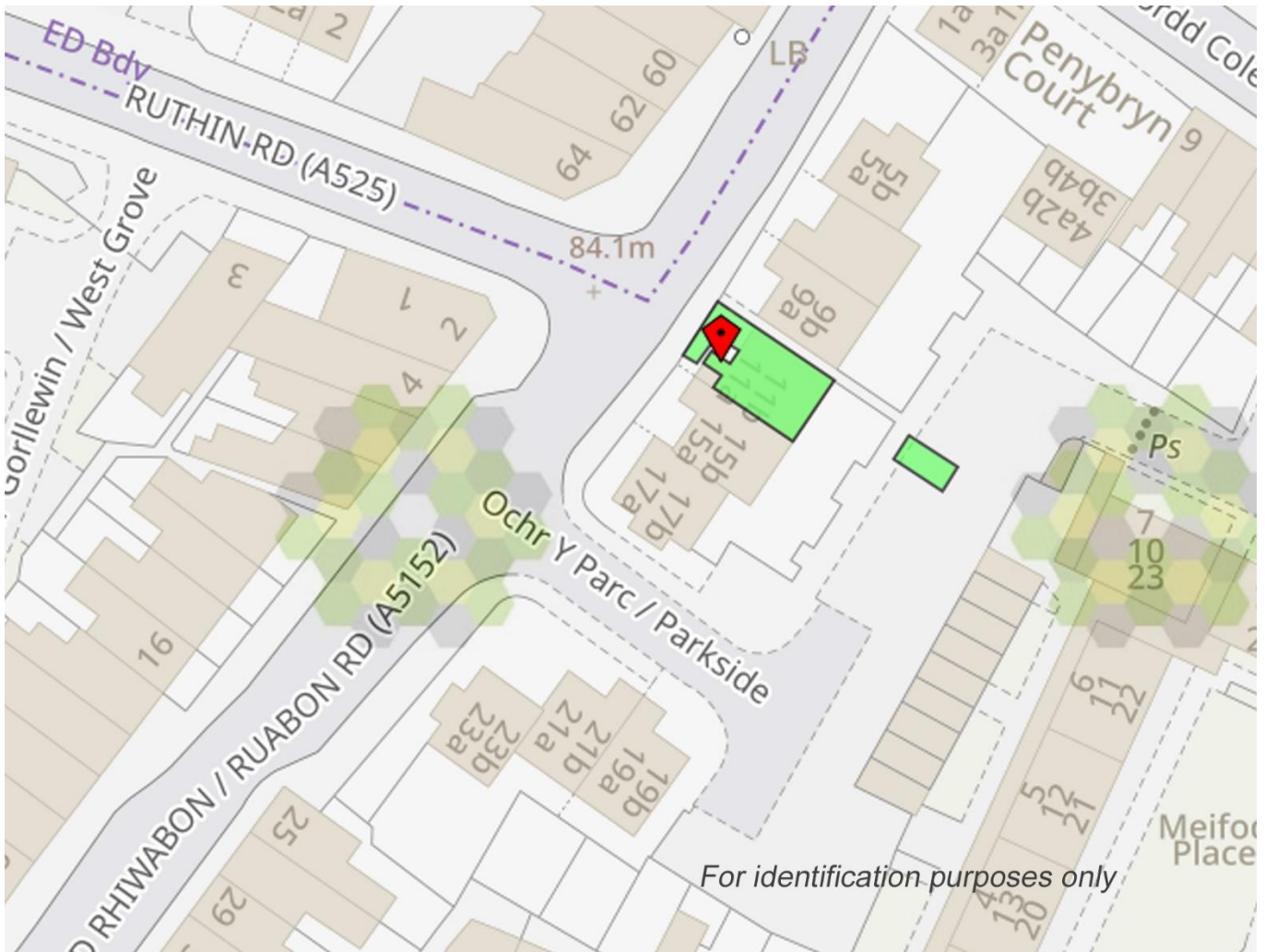
EPC: EPC Rating - 74|C (expiry 4th June 2036). The property is therefore "future-proof" for investment purposes and residential letting.

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

Agent's Note: The vendors of the property are related to a member of staff at Bowen.

Directions: From the Agents Wrexham Offices proceed down Regent Street through the city centre past McDonalds, descending Hill Street to the junction with Brook Street, at which turn left. At the traffic lights turn right onto Pen y Bryn and ascend the hill. As the road levels, continue until the property is observed on the left-hand side.





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