

Town & Country

Estate & Letting Agents

John Wilkinson Court, Wrexham

Offers Over £105,000



This two bedroom second-floor apartment situated within a purpose built development overlooking a communal green and children's Park with elevated far reaching views of Wrexham. This property boasts internal accommodation comprising an entrance hall, a spacious living room, a kitchen installed with a range of modern wall and base units as well as as a variety of integrated appliances, a bathroom and two bedrooms the principal of which enjoys ensuite facilities. The property features allocated off-road parking along with shared visitors parking and has a benefit of no onward chain.

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DESCRIPTION

A two bedroom second floor apartment with extensive views and benefitting from no onward chain. In brief this property comprises of an entrance hall, a living room, a kitchen, two bedrooms of which the principle features ensuite facilities and a bathroom.

ENTRANCE HALL

13'5" x 5'5"

The property is entered through a private entrance door which opens to a radiator, a storage cupboard, access to the loft space and doors opening to the living room, kitchen, bathroom, and both bedrooms with the principal enjoying ensuite facilities.



LIVING ROOM

15'8" x 10'3"

The living room features a window overlooking the fields and park to the front with far reaching views over Wrexham. A radiator is also prominent.



KITCHEN

8'9" x 9'3" max

The kitchen is installed with a range of modern wall base and drawer units with ample work surface space housing a stainless steel one and a half bowl sink unit with mixer tap and tiled splashback. The integrated appliances include an oven, stainless steel hob with extractor hood above and fridge/freezer. Other features of the kitchen include is space and plumbing for a washing machine, a radiator and recessed downlights within the ceiling. A fitted cupboard houses a gas Worcester combination boiler which was installed in approximately 2020.



PRINCIPAL BEDROOM

15'7"×9'2" (measurement to include ensuite),

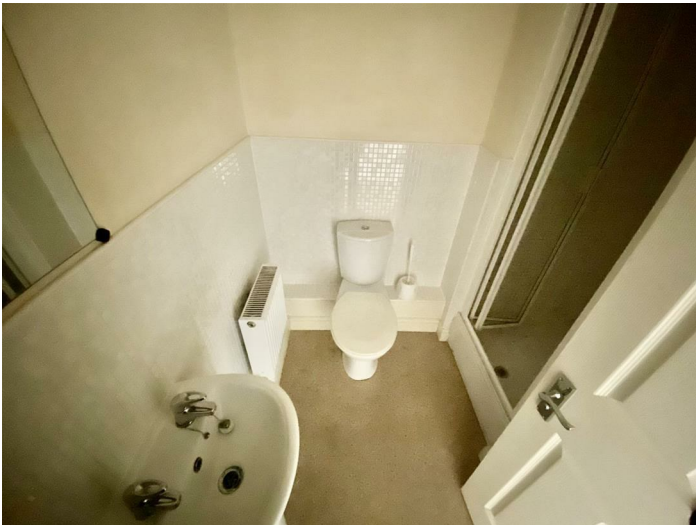
This room features a built in double wardrobe, with a built in single wardrobe, a radiator, a window overlooking the park with those far reaching views over Wrexham and a door that opens to the ensuite shower room.



BEDROOM TWO

10'1"×8'8" max

This room features a window overlooking the car park with a radiator below and having a built in double wardrobe.



ENSUITE SHOWER ROOM

The ensuite is installed with a shower enclosure, a dual flush W/C, a radiator, partially tiled walls and recessed downlights set within the ceiling.



BATHROOM

6'5"×6'1"

The bathroom is installed with a modern white three piece suite that comprises of a panel bath with a mixer tap and a handheld shower extension, dual flush low level W/C, partially tiled walls, a radiator and recessed downlights within the ceiling.

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in

these sales particulars which are approximate and intended for guidance purposes only.

Mortgage Advice

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Services

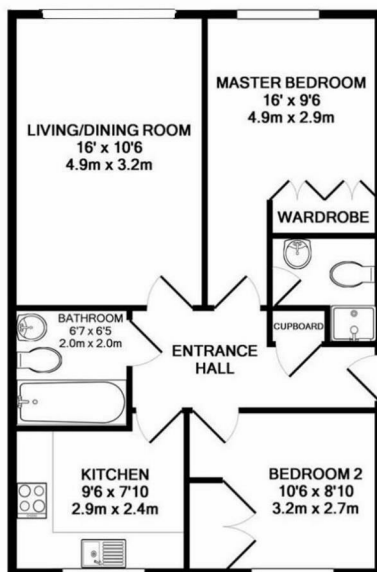
The agents have not tested any of the appliances listed in the particulars.


To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		80	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.