

# Town & Country

Estate & Letting Agents

Aldergrove Place, Coedpoeth, Wrexham

£115,000



Located in this popular village, just a short drive from Wrexham city centre, local motorway networks as well as a host of day-to-day facilities, there is three bedroom first floor apartment with off-road parking to the rear enjoys the benefit of gas central heating and UPVC double glazing. With accommodation in brief, comprising an entrance hall with stairs up to the main living accommodation, a living room with kitchen off, three bedrooms and bathroom containing a three-piece suite. This property can be bought with no onward chain. Please be advised that the Vendor is in the process of extending the lease on the property by 125 years, there will be 175 years remaining once completed

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TEL: 01978 291345

## Externally Front

Externally to the front of the property is a decked forecourt with a timber banister and balustrades.

## Externally Rear

Located to the rear of the property is allocated resident parking.

## Entrance Hall

The property is entered through a UPVC double glazed front door which opens to an entrance hall with stairs rising to the first floor accommodation.



## Living Room

11'10 x 10'8

With a window facing the front elevation, a radiator and doors off to the inner hallway, kitchen and bedroom three.



## Kitchen

12'2 x 7'2

The kitchen is installed with an array of wood grain effect wall, base and drawer units complemented by stainless steel handles. With ample work surface space

housing a stainless steel one and a half bowl sink unit with mixer tap and tiled splashback. Integrated appliances include a stainless steel double oven, electric hob with stainless steel extractor hood, fridge freezer, dishwasher and washing machine. The floor is ceramic tiled with the window facing the front elevation with a radiator below.



## Inner Hallway

Doors opening to bedrooms, one, two and the bathroom, an airing cupboard housing the Worcester gas combination boiler.



## Bedroom One

11'5 x 8'8

With an array of fitted bedroom furniture incorporating wardrobes, a dressing table with mirror, a luggage cupboard canopy and shelving. A window faces the rear elevation with the radiator below.



## Bedroom Two

8'5 x 7'6

Having a window facing the rear elevation with the radiator below



## Bathroom

7'4 x 4'6

Installed with a dual flush low level WC, pedestal wash hand basin, panel bath and electric shower and protective screen above and a chrome heated towel rail. The walls are partially tiled, ceramic tiled floor, recessed downlights and extractor fan set within the ceiling with a window facing the rear elevation.



## Bedroom Three

6'6 x 5'10

Having a built-in cupboard over the bulkhead of the stairs, a window facing the front elevation and the radiator.

## Addendum

Leasehold details

We are informed that this property was purchased with a 99 year lease from new and understand there to be approximately 80 years remaining.

Insurance costs approximately £140 per annum

And ground rent approximately £100 per annum (figures correct at time of instruction)

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## Services

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

Council Tax: B £1566

Tenure: Leasehold

## Viewings

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

## To Make an Offer

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

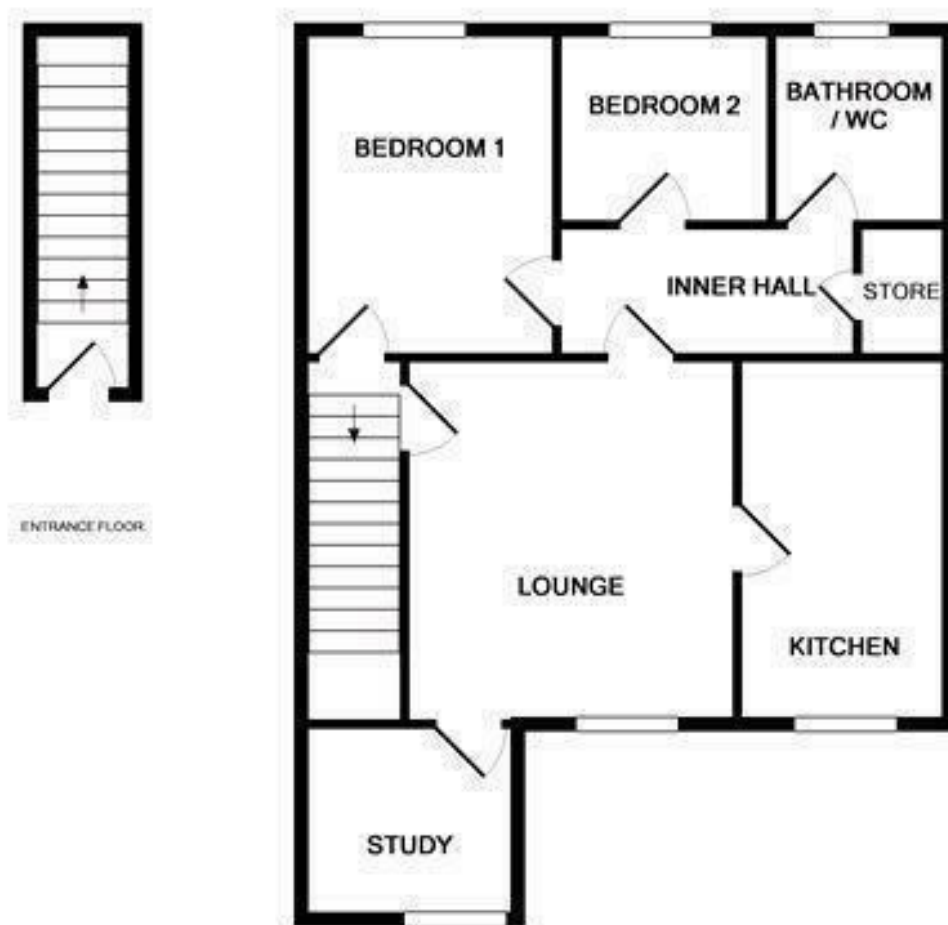
## Mortgage Advice

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.

## 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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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 must 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.