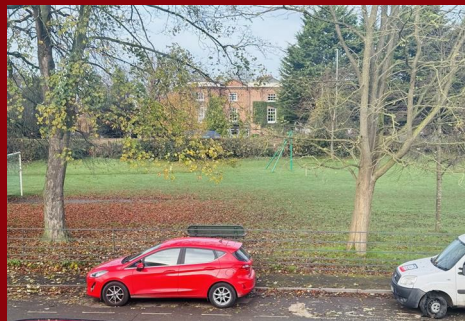


Town & Country

Estate & Letting Agents

Harwoods Lane, Rossett, Wrexham

£150,000



Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com

TEL: 01978 291345

Communal Entrance Hall

Secure front door opens to communal entrance hall with stairs off rising to the first floor and entrance to the flat.

Private Entrance Hall

4'8 x 7'1

An opaque UPVC double glazed front door opens to ceramic tiled flooring, a radiator, access to the loft, a double door cupboard housing the gas Worcester combination boiler, consumer unit and metres. Glazed door opens to the living room and the doorway leads to the kitchen.



Living Room

15'8 x 11'8

Having two radiators, and a window facing the front elevation with views over Rossett Park, and a glazed door opening to the inner hall.

Inner Hallway

6'2 x 6'2

Having a built-in linen cupboard housing a radiator and a large built-in cupboard with a light measuring 5'6" x 2'3". Doors off open to both double bedrooms and to the shower room.



Kitchen

10' x 8'9

The kitchen is fitted with a range of white wall, base and drawer units which are complimented by stainless steel handles. Ample work surface space houses a stainless steel single drainer sink unit with a mixer tap and tiled splashback. Integrated appliances including stainless steel oven, electric hob and stainless steel extractor hood. There is a fitting breakfast table, ceramic tile flooring and a window overlooking the rear elevation.



Bedroom One

14'9 x 8'9

Having a built-in wardrobe, a radiator and a window facing the front elevation again overlooking the park.



Bedroom Two

11'5 x 12'2

With a window to the rear elevation and a radiator.



Shower Room

7'8 x 5'2

Fitted with a double shower enclosure with a dual head thermostatic shower, a dual flush low level WC, pedestal wash hand basin partially panelled and tiled walls with a radiator and two opaque windows facing the rear elevation.



Externally

To the rear of the property is a

communal courtyard with a brick outbuilding allocated to the property and to the left-hand side of the property garages, the first on the left-hand side belonging to this property.



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.

Addendum

The agents have been informed that the property is leasehold with 89years remaining on the lease, this lease can be extended by a further 90 years by application to the leaseholder.

Charges for the leasehold is as follows:

Ground Rent £10 per annum

Prescribed buildings insurance: £127.50

Service Charge £105.534 per annum

The managing agent for this leasehold is Wrexham County Borough Council

Services

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

Viewings

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

To Make an Offer

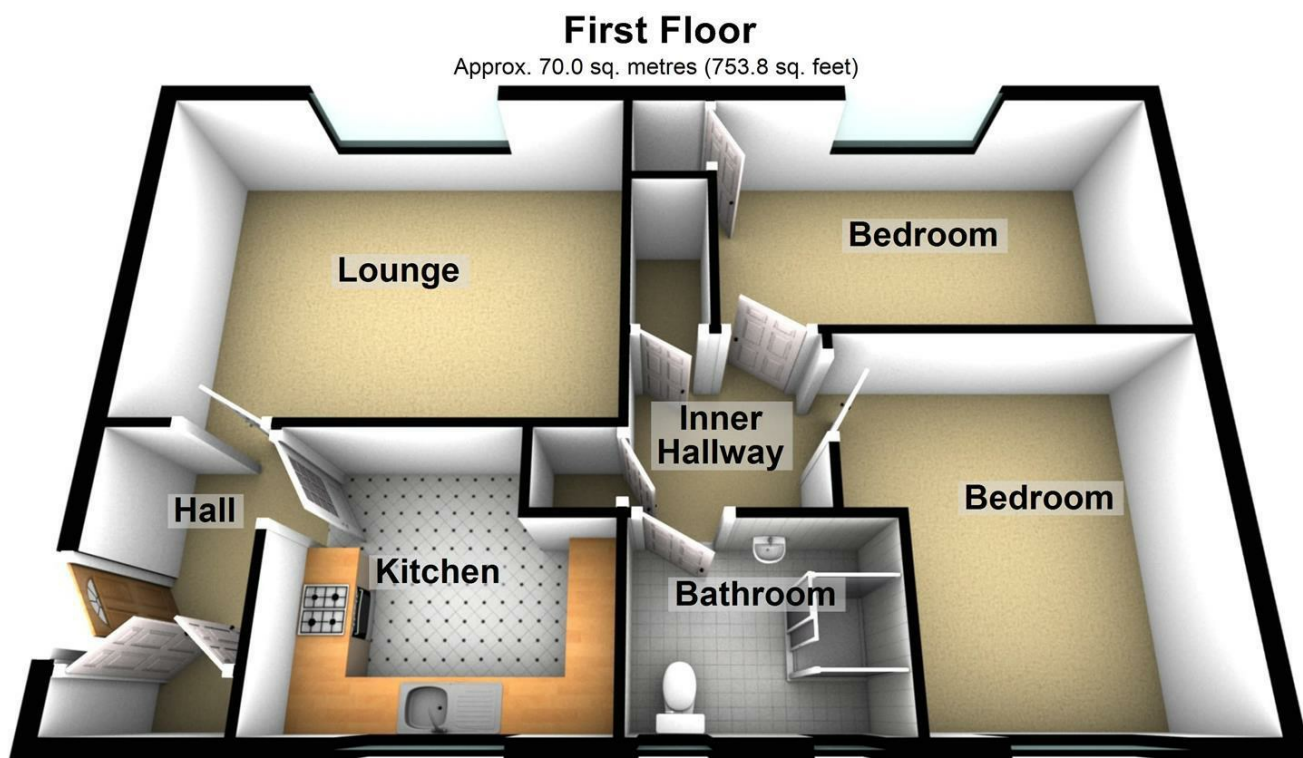
If you would like to make an offer, please contact a member of our team who will assist you further.

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

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.



Total area: approx. 70.0 sq. metres (753.8 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(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 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.