

# Town & Country

Estate & Letting Agents

Lamberton Drive, Brymbo

Offers In The Region Of £94,950



A very well presented two bedroom top floor apartment with views towards Cheshire benefitting with allocated parking, being an ideal first time buy or investment. The property comprises; entrance hall, lounge/diner, kitchen, two bedrooms and bathroom internally, with allocated parking externally. Offering no onward chain. Viewings are highly recommended.

Imperial Buildings, King Street, Wrexham, LL11 1HE  
[info@townandcountrywrexham.com](mailto:info@townandcountrywrexham.com)

**TEL: 01978 291345**

## Entrance

Secure communal entrance. Door to entrance hall. Storage cupboard. Laminate wood flooring. Radiator. Doors off to:



## Lounge/Diner

14'8" x 14'2"

Double glazed French doors to front with Juliet balcony and pleasant views. Laminate wood flooring. Ample space for dining table and chairs. Double doors to kitchen. Radiator.



## Kitchen

9'2" x 7'7"

Fitted with a range of wall, base and drawer units with complementary work surfaces. Stainless steel sink unit and drainer. Splashback tiling. Integrated cooker and four ring gas hob with extractor hood over. Space for washing machine. Cupboard housing wall mounted boiler.



## Bedroom One

8'6" x 11'10"

Built in wardrobes. Laminate wood flooring. Double glazed window to front. Radiator.



## Bedroom Two

8'6" x 7'9"

Double glazed window to front with great views. Laminate wood flooring. Radiator.



## Bathroom

Low level W/C. Pedestal wash hand basin. Panel enclosed bath with mixer shower over and glazed screen. Part tiled walls. Shaver point.

## Outside

Two allocated parking spaces and communal garden.

## Viewings (Wrexham)

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

## To Make an Offer (Wrexham)

If you would like to make an offer, please contact the office and one of the team will assist you further.

## Services (Wrexham)

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



## Mortgage Advice (Wrexham)

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.

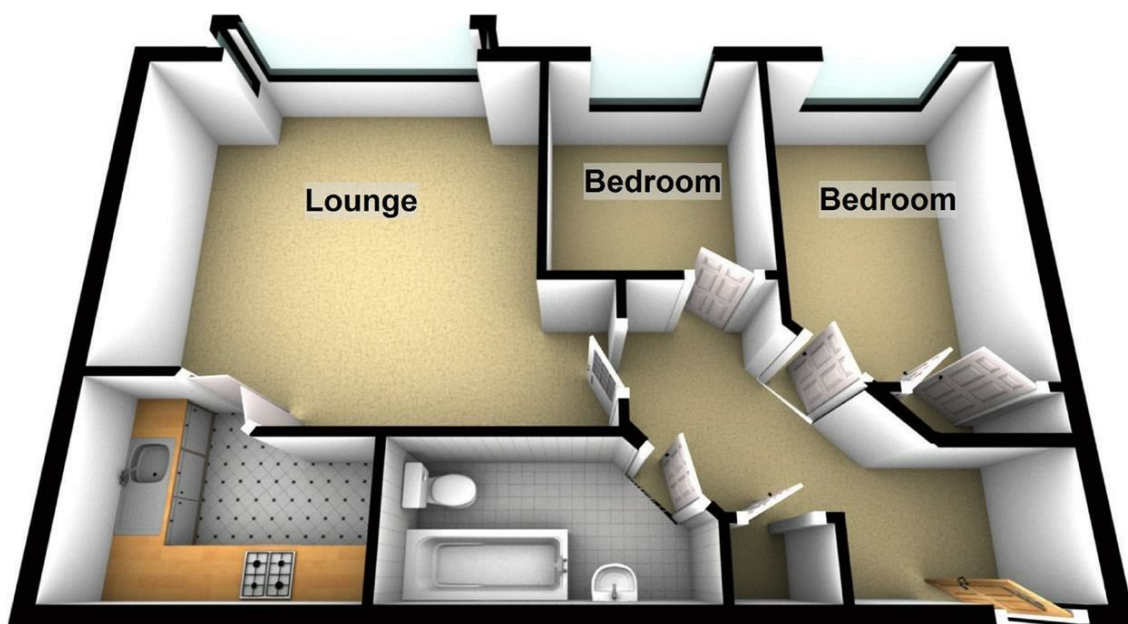
## Hours of Business (Wrexham)

Monday to Friday - 8:30am - 5:30pm  
Saturday - 9:00am - 4:00pm

## Additional Information (Wrexham)

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.

## Ground Floor



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