

Town & Country

Estate & Letting Agents

Lamberton Drive, Wrexham

£97,000



Located on the second floor of this modern development, this two bedroom, light and spacious apartment benefits from gas central heating via Worcester Bosch combination boiler which was installed in 2022, UPVC double glazing and has been improved cosmetically by the current owner. The property itself comprises a shared communal hall with stairs rising to the private entrance hall. Entering the property you will be presented by an inviting reception hall, a living room with double doors opening to recently refitted contemporary kitchen with access to the reception hall, both bedrooms and to the bathroom. Externally the property has two allocated parking spaces and there are also supplemented spaces for visitors.

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Entrance Hall

The property is entered through a private front door which opens to timber laminate flooring, a radiator, cloak cupboard, access to the loft space, and doors which open to both bedrooms, the bathroom and the living room.



Living Room

13'9" x 13'9"

Timber laminate flooring, radiator, recessed downlights set within the ceiling, UPVC double glaze French doors opening to a Juliet balcony and double doors that open to the kitchen.



Kitchen

8'6" by feet 2 inches.

This recently installed beautiful gloss grey kitchen features a range of wall base and drawer units. Ample work surface space house a resin single bowl sink unit with mixer tap and Perspex risers behind. Appliances include a stainless steel oven hob, angled extractor above, space for plumbing, a washing machine,

dishwasher and space for a tall fridge freezer set. Ceiling recessed downlights, extractor fan and housed within one of the units is a Worcester Bosch gas combination boiler Which was installed in November 2022.



Bathroom One

12'6" x 8 feet

Timber laminate flooring, radiator, a built in three door wardrobe, UPVC double glazed French doors opening to Juliet balcony and set within the ceiling are recessed downlights.



Bedroom Two

8'7" x 7 feet

Timber laminate flooring, a window to the front elevation and the radiator. Also set within the ceiling are recessed downlights.



Bathroom

9'1" x 4'7"

Installed with a lovely contemporary white suite which comprises a panelled bath with a mixer tap and a thermostatic shower. A protective glass screen above, dual flush, low-level WC, wash hand basin with mixer tap, vanity unit, anthracite heated towel rail, partially tiled walls Within the ceiling, extractor fan and recessed downlights.

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

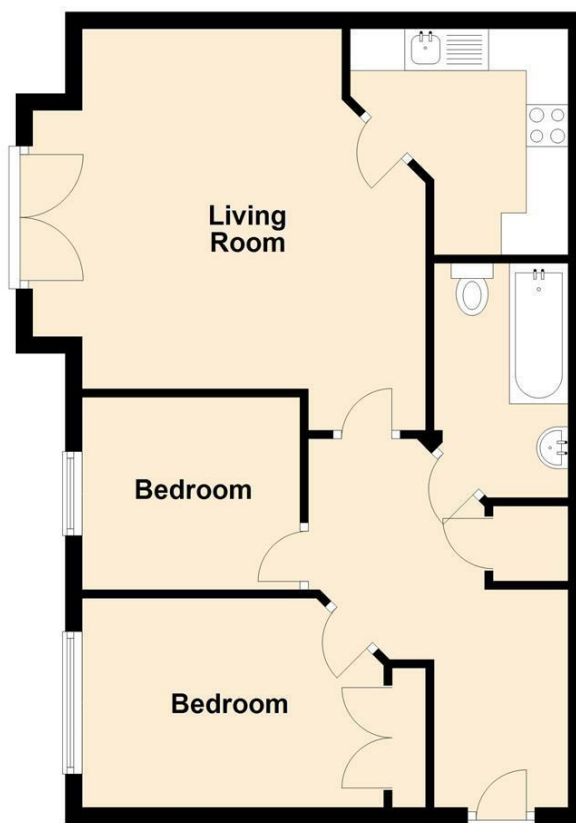
Saturday - 9:00am - 4:00pm

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

Approx. 55.5 sq. metres (597.8 sq. feet)



Total area: approx. 55.5 sq. metres (597.8 sq. feet)

Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	82	82
(69-80)	C		
(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.