

Town & Country

Estate & Letting Agents

St Giles Court, Wrexham

£125,000



An opportunity to purchase a modern second floor apartment situated within Wrexham town. The property comprises; communal entrance, open plan lounge/kitchen, two bedrooms, en-suite and bathroom internally, with an allocated parking accessed via electric gate externally.

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

TEL: 01978 291345

Entrance

Communal entrance with lift and stairs to second floor landing. Door to flat entrance.

Open Plan Lounge/Kitchen

20'8" x 17'2" (irregular shape)

An open plan living space with ample space for lounge furniture. Wooden flooring. Double glazed window to front.

Kitchen area: Fitted with a range of wall, base and drawer units with complementary work surfaces. Integrated cooker, hob and extractor hood over. Stainless steel sink unit and drainer. Integrated fridge-freezer. Breakfast bar. Tiled flooring.

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Bedroom One

15'5" x 8'8"

Double glazed window to front. Radiator.

En-Suite

Low level W/C. Wash hand basin. Shower cubicle. Tiled flooring and walls. Heated towel rail.

Bedroom Two

13'3" x 9'6"

Double glazed window to rear. Radiator.

Bathroom

Low level W/C. Wash hand basin. Panel enclosed bath. Vinyl flooring. Part tiled walls. Heated towel rail.

Outside

Electronic gate giving access to allocated parking space.

Lease Information

TBC.

Viewings

Strictly by prior appointment with Town & Country Wrexham I.E.A. On 01978 291345

To Make an Offer

If you would like to make an offer please contact the Office and one of the Team will assist you further.

Services

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

Mortgage Advice

Town and Country Property Services 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

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

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. Unless informed otherwise by the vendor, this property is

marketed under the assumption it is freehold.

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.

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