Town & Country

Estate & Letting Agents

Russell Grove, Wrexham

£119,950









First-floor apartment overlooking a shared green, with easy access to Wrexham and local amenities. Comprises entrance hall, living room with feature fireplace, fitted kitchen, modern shower room, and two double bedrooms.

** Offered with no onward chain **

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TEL: 01978 291345

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DESCRIPTION

This first-floor apartment overlooks a shared green and offers easy access to Wrexham and local amenities. The property briefly comprises a shared staircase leading to the entrance hall, a living room with feature fireplace, a fitted kitchen with light wood-grain effect units, a modern shower room, and two double bedrooms. Available with the benefit of no onward chain.



LOCATION

Quiet first-floor apartment in a popular Wrexham neighbourhood, overlooking a shared green. Conveniently located close to schools, shops, and transport links, just a short walk from the town centre.

ENTRANCE HALL

The property is accessed via a timber-panel front door with opaque glazing, leading into an entrance hall with doors opening to the living room, kitchen/dining room, shower room, and both bedrooms.



LIVING ROOM

14'2 x 13'1 (max)

A T-shaped living room with a front-facing window, radiator, and coal-effect gas fire with a feature marble surround.





KITCHEN/DINING ROOM

12'9 x 9'1

Fitted with light wood-grain effect wall, base, and drawer units with stainless steel handles, complemented by a worksurface housing a stainless-steel single drainer sink with mixer tap and tiled splashback. white goods including cooker, fridge/freezer, and washing machine (with plumbing). The room also features a side-facing window, radiator, and recessed ceiling downlights.



BEDROOM ONE

12'4 x 11'4

Front-facing double bedroom with radiator.



BEDROOM TWO

10 x 9'5

Rear-facing double bedroom with radiator.



SHOWER ROOM

5'6 x 5'6

Featuring ceramic tiled flooring and partially tiled walls, the shower room includes a corner shower enclosure with dual-head thermostatic shower, dual-flush low-level WC, and vanity unit with wash basin and mixer tap. Additional features include a white heated towel rail, recessed ceiling downlights, and an opaque rear-facing window.



ACCESS TO COMMUNAL AREA

Services

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

Council Tax Band - B (£1706 Per Year)

Annual Ground Rent £10

Leasehold Flat Structural Insurance £169,80
Service Charge £115.94
Total Charges £295.74

Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.
Leasehold - details to follow
Council Tax - B (£1706 Per Year)

To Make an Offer

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

Property Particulars Disclaimer

IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

These particulars have been prepared by the Agent for general information and guidance only. They are intended to provide prospective purchasers with an overview of the property and do not constitute, nor form any part of, an offer, contract, warranty or representation.

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Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.

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The inclusion of any fixture, fitting, appliance, furniture or other item in photographs or particulars does not necessarily mean that it is included in the sale. The purchaser should confirm with their solicitor which items are included or excluded.

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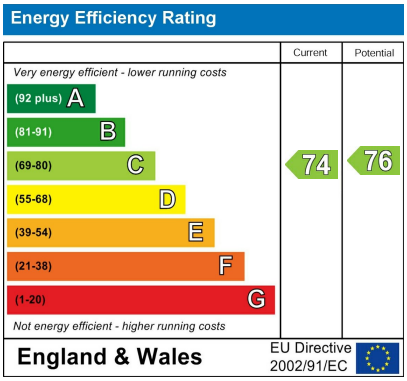
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