



Pendinas, Wrexham LL11 3BQ

£95,000

A fantastic opportunity for first-time buyers to take their first step onto the property ladder with this affordable ground-floor apartment, ideally located close to Wrexham City Centre. Also offered as a 50% shared ownership if required. In brief, the property comprises a communal entrance hallway with intercom system and individual post boxes, leading into the apartment's private hallway with useful storage cupboard. The open-plan lounge/dining/kitchen area benefits from a bright dual-aspect position at the end of the building, providing an attractive and airy living space. There is also a double bedroom and a modern three-piece bathroom. The location is extremely convenient, positioned within close proximity to Wrexham City Centre where a wide range of shops, cafés, restaurants, supermarkets and everyday amenities can be found. Wrexham Maelor Hospital is nearby, and the property offers excellent transport links with easy access to the A483 for commuting towards Chester, Oswestry and beyond. An ideal and affordable opportunity for those looking to begin their home ownership journey in a well-connected and popular location.

- 100% OWNERSHIP - GROUND FLOOR ONE BEDROOM APARTMENT
- ENTRANCE HALLWAY WITH STORAGE
- DOUBLE BEDROOM WITH BUILT IN STORAGE
- ALLOCATED PARKING SPACE
- CONVENIENT LOCATION NEAR WREXHAM CITY CENTRE AND A483
- 50% SHARE AVAILABLE
- OPEN PLAN LOUNGE/DINING/KITCHEN AREA
- THREE PIECE BATHROOM
- COMMUNAL GARDEN SPACE



Entrance Hallway

Airing cupboard housing water cylinder. Additional storage cupboard. Carpet flooring, ceiling light point, wall mounted heater, intercom phone for entrance, doors off to bedroom, bathroom and lounge/dining and kitchen areas

Kitchen/Lounge/Dining

A light and airy space with two uPVC double glazed windows to the side plus two uPVC double glazed windows to the front. Carpet flooring, electric storage heaters, ceiling light point and space for a dining table. Opening into kitchen comprising a range of wall, drawer and base units with complimentary work tops over housing a 1.5 stainless steel sink unit, electric hob with stainless steel extractor over, built-in oven, space for fridge/freezer, plumbing for a washing machine, vinyl flooring two ceiling light points and tiled splash back.

Bedroom One

UPVC double glazed window to the front, wall mounted heater, built-in wardrobe with double doors, ceiling light point and carpet flooring.

Bathroom

Three piece suite with low-level WC, pedestal hand wash basin and bath with shower over. Wall mounted heater, shave point, towel rail, part tiled walls, ceiling light point and vinyl flooring.

Outside

The property has an allocated parking space on a tarmac car park. Communal gardens to rear. There is also a bike storage cupboard on the first floor.

ADDITIONAL INFORMATION

SHARED OWNERSHIP OPTIONS AVAILABLE - LOCAL CONNECTION NOW EXTENDS TO WHOLE OF WREXHAM AREA

Presently 50% ownership costs would be - Monthly

rent is £221.83 and service charge is £96.74, total being £318.57.

Buyer requirements from Muir Group ONLY IF OPTING FOR SHARED OWNERSHIP -

The buyer will need to be eligible for shared ownership, unless they're buying 100% of the property. They'll need to;

1. Complete an application form, which Muir will send them when they receive a memo of sale
2. Have an affordability assessment with an independent financial advisor.
3. The buyer will need to meet these local connection requirements (unless they're buying 100%) - As the property has surpassed it's 8th week this has been extended to the whole Wrexham Area as per below.

Muir will also need to approve the sale in writing, and approve a mortgage offer for any shared ownership buyer.

The Affordable Housing Units shall be disposed of to a Qualifying Person being a person or persons who satisfy the following criteria in order of priority:

11.1 A person shall be a Qualifying Person if:-

FIRSTLY he has resided in the Brynyffynnon Community area (as identified on the plan contained in the Annexe) for a continuous period of one year immediately preceding the proposed occupation of a Dwelling;

OR is in permanent full time employment amounting to not less than thirty hours per week situated within the Brynyffynnon Community area and has been in such employment for a period of six months immediately preceding the proposed occupation of a Dwelling;

OR has previously resided in the Brynyffynnon Community area or been in continuous full time employment as described above for a continuous



period of five years.

SECONDLY if on a proposed disposal of an Affordable Housing Unit no Qualifying person as defined above can be identified from the hereinbefore referred to waiting lists and after at least one advertisement has been placed in a newspaper circulating in the locality then after a period of at least four weeks the requirement for residence or employment shall be extended to include the Community areas immediately adjoining the Community Areas of Esclusham, Offa, Grosvenor, New Broughton & Coedpoeth (as identified on the plan contained in the Annexe)

If on a proposed disposal of an Affordable Housing Unit no Qualifying person as defined above can be identified from the hereinbefore referred to waiting lists and after at least one advertisement has been placed in a newspaper circulating in the locality then after a period of at least eight weeks the requirement for residence employment or close family connection shall be extended to include the Wrexham County Borough Council (as identified on the plan contained in the Annexe)

If no applicant qualifies under paragraph 11.3 above within 12 weeks of the vacancy arising) then any other person who in the opinion of the Registered Social Landlord or Council is in need of Affordable Housing shall be treated as a Qualifying Person.

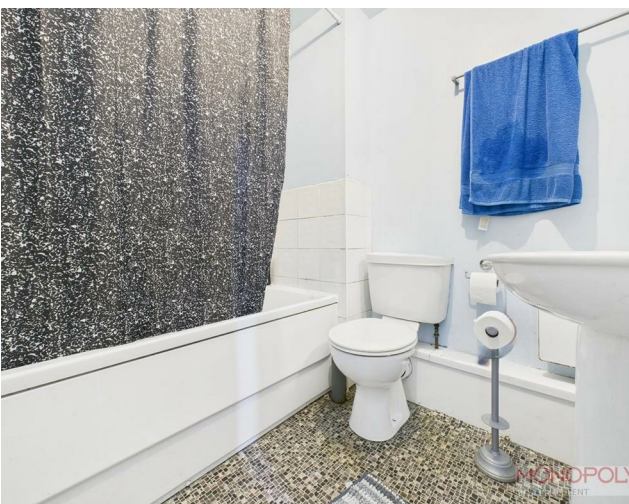
IMPORTANT INFORMATION

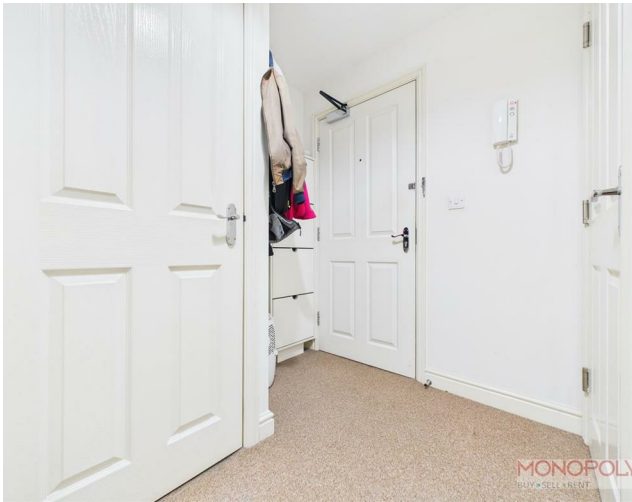
MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment,

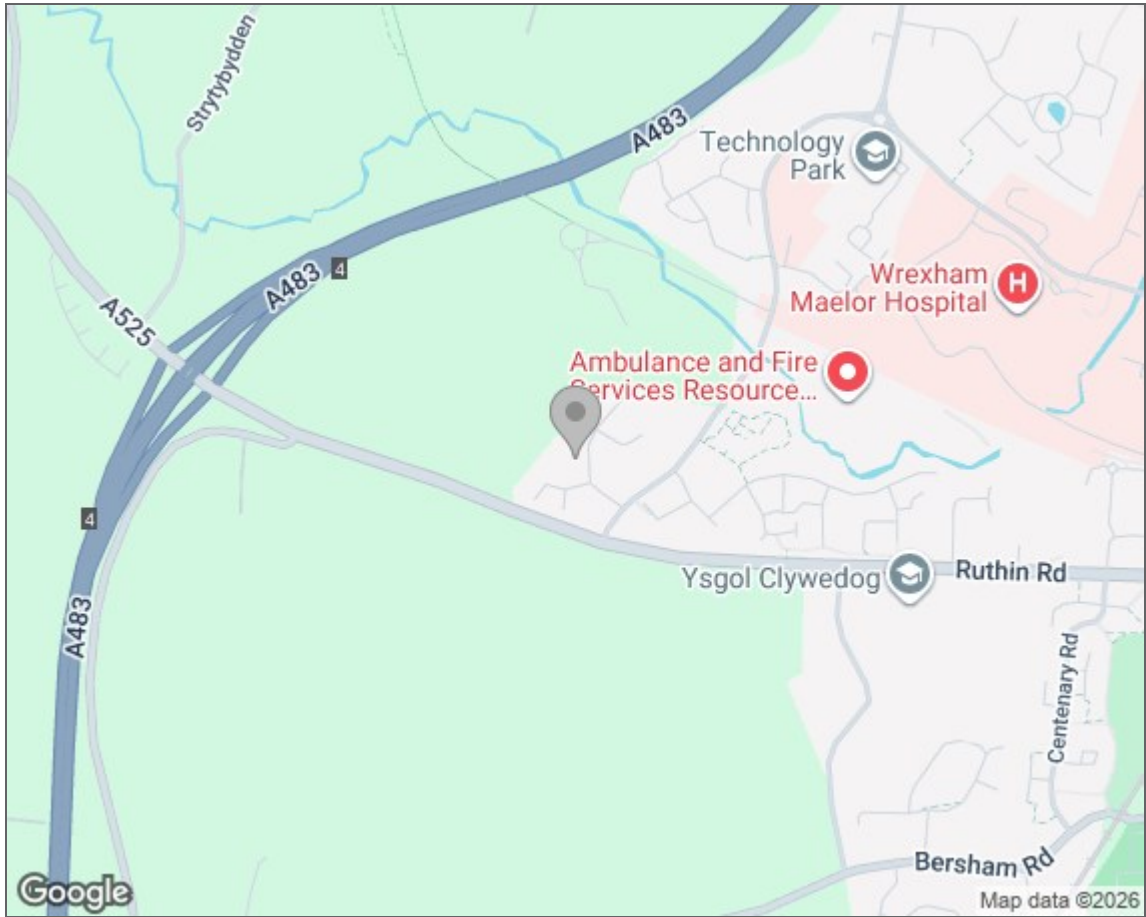
fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.











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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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