



St. Giles Court, Wrexham LL13 7NR

£140,000

A fantastic opportunity to purchase a 2 bedroom first floor apartment situated in the heart of Wrexham city centre. The apartment would make an ideal first time or investment purchase offering an open plan lounge/kitchen, 2 bedrooms, en suite and 1 designated car parking space, all of which can only be appreciated when viewing the property. Situated in Wrexham city centre the apartment benefits from a wealth of local amenities on it's doorstep and excellent road access out of Wrexham for commuting. In brief the property comprises of; hallway, open plan lounge/kitchen, 2 bedrooms, en-suite and bathroom.

- A fantastic opportunity to purchase a 2 bedroom first floor apartment
- Open plan lounge/kitchen
- 1 Designated car parking space
- NO CHAIN
- Ideal for a first time or investment purchase.
- En-suite
- City centre location
- VIEWING HIGHLY RECOMMENDED



Hallway

With wood effect cushioned flooring, door to a cupboard housing the hot water tank, intercom.

Open plan lounge/kitchen

A spacious, open plan lounge/kitchen with 2 double glazed windows, carpeted flooring to the lounge and cushioned flooring to the kitchen area. The kitchen is fitted with a range of wall, drawer and base units, working surface with inset 1 1/4 stainless steel sink, built in electric oven, 4 ring electric hob, stainless steel splash back and extractor fan, integrated fridge/freezer, dishwasher and washing machine.

Bedroom 1

With a double glazed window to the rear, carpeted flooring.

En-suite

Fitted with a low level w.c, wash hand basin, fully tiled walls, shower cubicle, tiled flooring, double glazed window.

Bedroom 2

With a double glazed window to the side, carpeted flooring.

Bathroom

Fitted with a low level w.c with concealed cistern, wash hand basin, bath with shower hose attachment, tiled flooring.

Outside

There is one allocated parking space with the property along with 1 visitor space. There is a paved communal roof terrace with panoramic views across Wrexham including St Giles Church, Hope Mountain and Wrexham AFC

Additional Information

The property is leasehold with a 999 year lease commencing in 2009. The ground rent is circa £190

per annum. There is a monthly service charge of circa £160 per calendar month which includes maintaining the building, communal areas, insurance for the building. Buyers would be required to obtain their own insurance for contents in apartment. There are refuse and recycling areas in the car park. There are individual post boxes in the reception hall. The intercom system has recently been updated. There are hard wired CCTV surrounding the building and main reception. Also in the main reception is resident access to electric box via secure code. The apartment itself has tilt and turn windows, electric storage heaters and hard-wired alarm system. There is no onward chain

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



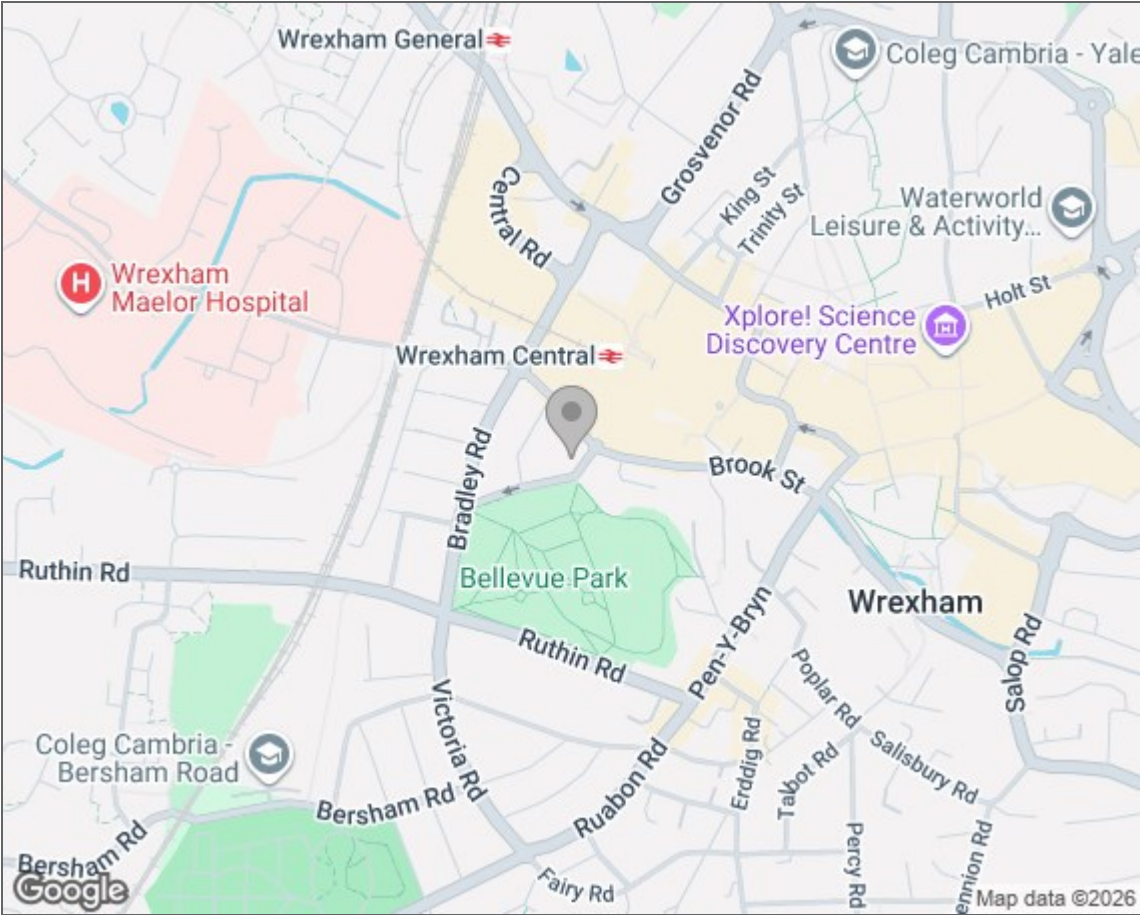
and efficient working order. These details must therefore be taken as a guide only.











Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	79		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

