



28A

Wrexham | LL11 6AW

Offers In The Region Of £85,000

MONOPOLY[®]

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An ideal opportunity for a cash buyer or investor, this one bedroom first floor maisonette is offered for sale with the added benefit of no onward chain.

In brief, the accommodation comprises an entrance porch with stairs leading to the first floor landing, a spacious living/dining room, inner hallway, kitchen, bathroom and a double bedroom.

Externally, the property benefits from an allocated parking space to the rear.

The property is leasehold with approximately 57 years remaining. Buyers should be aware that this may limit mortgage availability; however, there is the option to extend the lease to 125 years, subject to the relevant process.

Situated on the High Street in Pentre Broughton, the property is conveniently located within walking distance of a range of local amenities including shops, schools, public houses and medical facilities. Wrexham city centre is a short drive away offering a wider selection of leisure and shopping facilities, while the A483 provides excellent transport links to Chester, Oswestry and the wider North West.

- ONE BEDROOM MAISONETTE FOR SALE
- NO ONWARD CHAIN
- LEASEHOLD WITH 57 YEARS REMAINING - OPTION TO EXTEND TO 125 YEARS
- OPTIONS TO EXTEND THE LEASEHOLD
- ENTRANCE HALLWAY AND LANDING
- SPACIOUS LIVING/DINING AREA
- DOUBLE BEDROOM
- THREE PIECE BATHROOM
- KITCHEN
- RESIDENTIAL AREA OF PENTRE BROUGHTON



Entrance Hallway

UPVC double glazed entrance door leads to an entrance porch and stairs rising to a landing area. Carpet flooring, two ceiling light point and access to the bedroom and living area.

Living/Dining Area

Two uPVC double glazed windows to the front elevation. Fireplace with surround, storage cupboard with shelving, carpet flooring, ceiling light point, two wall lights and panelled radiator. Door leads to inner hall.

Inner Hallway

Access to loft with pull-down ladder, tiled flooring, ceiling light point, doors to bedroom, kitchen and bathroom.

Kitchen

Housing a range of wall, drawer and base units with work surface over, incorporating a composite sink unit and mixer tap over. Space for fridge-freezer, cooker and washing machine. Fitted extractor, tiled flooring, recessed ceiling lighting, tiled walls and uPVC double glazed window to the rear elevation.

Bedroom

UPVC double glazed window to the rear elevation. Housing a range of fitted wardrobes, carpet flooring, ceiling light point and panelled radiator.

Bathroom

Three piece suite comprising low-level WC, pedestal wash hand basin, panelled bath with traditional style taps and shower head. Cupboard with shelving housing boiler, tiled walls, tiled flooring, panelled radiator, recessed lighting and uPVC double glazed frosted window to the rear.

Additional Information

The property benefits from an allocated parking space to the rear. The property is leasehold, with a 99-year lease commencing on 1st April 1984 and expiring on 31st March 2083, leaving approximately 57 years remaining. The managing agent is Comptons, with an annual ground rent of £50, service charge of £365 and buildings insurance of £198.76. Please note, fitted wardrobes are currently positioned across the doorway from the landing to the bedroom; however, these can be removed if required to reinstate full access.

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.

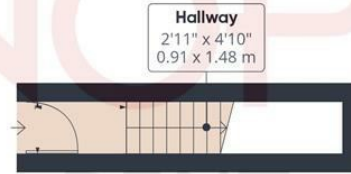
THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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



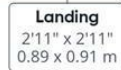
distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

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Ground Floor



Floor 1



Approximate total area⁽¹⁾
481 ft²
44.6 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

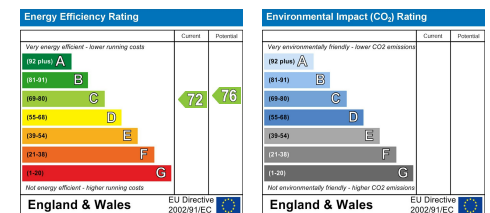
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MONEY LAUNDERING REGULATIONS 2003

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