



Chariot Drive, Wrexham LL11 5FE

£795

A well presented 2 bedroom ground floor apartment located within a popular residential development in the village of Brymbo. This excellent property offers gas central heating, well appointed kitchen and bathroom and has 2 designated car parking spaces. The village of Brymbo has a number of amenities close by in the main village as well as having excellent access to the A483 for commuting. In brief the property comprises of; hallway, lounge, kitchen, 2 bedrooms and bathroom.

- 2 BEDROOM GROUND FLOOR APARTMENT
- GAS CENTRAL HEATING
- SEPERATE KITCHEN & LOUNGE
- EPC C
- CLOSE TO LOCAL AMENITIES
- WELL APPOINTED KITCHEN AND BATHROOM
- 2 ALLOCATED PARKING SPACES
- COUNCIL TAX C
- AVAILABLE MID JUNE
- VIEWINGS HIGHLY RECOMMENDED



Hallway

With wood effect flooring, door to a storage cupboard, wall mounted intercom system.

Lounge

4.34m x 4.22m (14'2" x 13'10")

A well presented lounge with a double glazed window to the side, wood effect flooring, double doors into the kitchen.

Kitchen

2.73m x 2.56m (8'11" x 8'4")

Well appointed with matching wall, drawer and base units, working surface with inset stainless steel sink and drainer, built in electric oven, 4 ring gas hob, stainless steel extractor fan over, integrated dishwasher and fridge/freezer, wall mounted gas combination boiler, tiled flooring, part tiled walls, double glazed window.

Bedroom 1

3.59m x 2.53m (11'9" x 8'3")

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

Bedroom 2

2.57m x 2.29m (8'5" x 7'6")

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

Bathroom

2.62m x 1.56m (8'7" x 5'1")

Fitted with a white suite comprising of a low level w.c, pedestal wash hand basin, bath with shower over, tiled flooring, part tiled walls.

Parking

There are 2 designated car parking spaces labelled No.3.

Key tenant facts

Please note that the standard material information for tenants can be found on the web link.

Important Information

*Key facts interactive report link available in video tour and brochure sections. *

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.

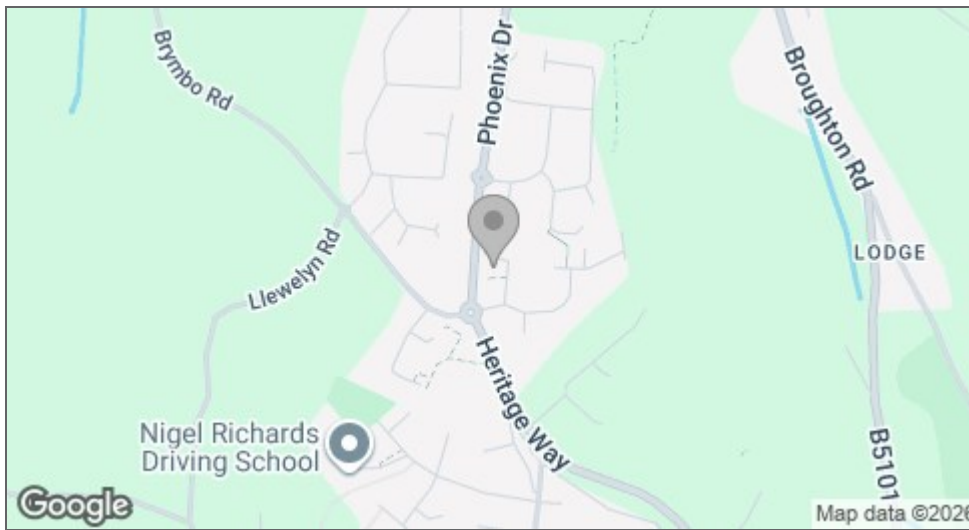
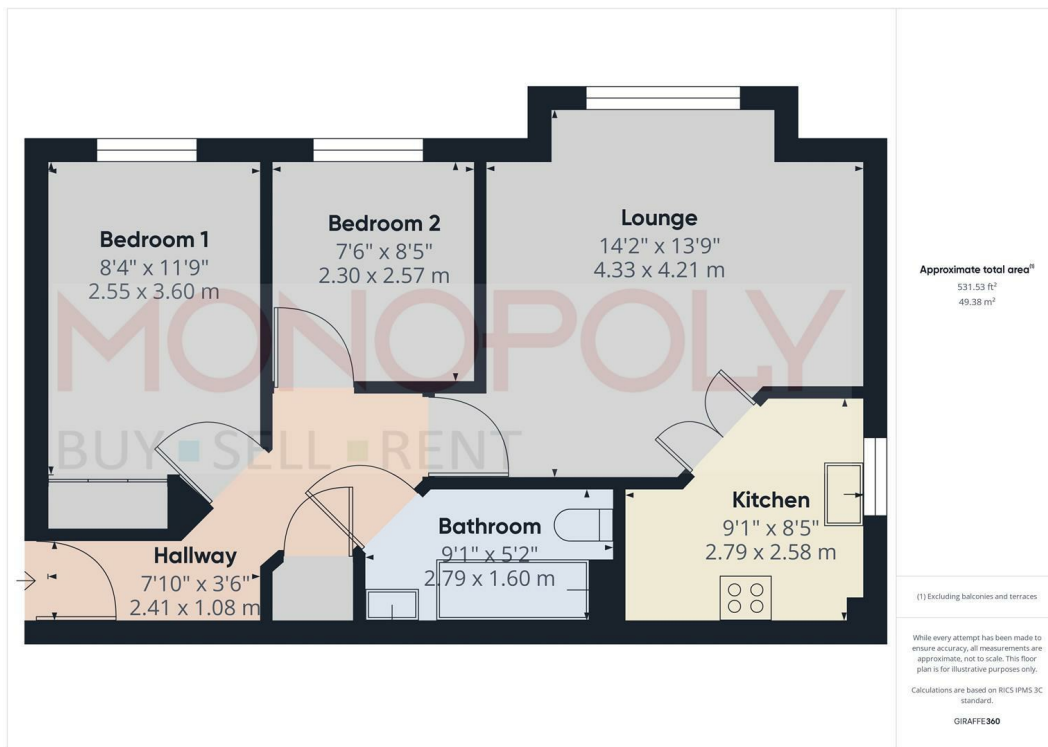
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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	79	80
(54-68) 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		
(54-68) D		
(39-54) E		
(21-38) F		
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