



## Lamberton Drive, Wrexham LL11 5FQ

### £120,000

A well presented 2 bedroom top floor apartment situated within a popular residential development in the village of Brymbo. This excellent apartment would be ideal for a first time or investment purchase and really must be viewed to be appreciated. The village of Brymbo sits approximately 4 miles away from Wrexham city centre and has excellent access to the A483 for commuting. In brief the property comprises of; hallway, lounge, kitchen, 2 bedrooms and a bathroom as well as 2 designated car parking spaces.

- A well presented 2 bedroom top floor apartment
- Ideal for a first time or investment purchase
- 2 Designated car parking spaces
- Gas central heating
- VIEWING HIGHLY RECOMMENDED



## Hallway

With wood effect flooring, door to a storage cupboard.

## Lounge

4.33m x 4.26m (14'2" x 13'11")

A well presented lounge with double glazed french doors opening to a juliet balcony, wood effect flooring, double doors into the kitchen.

## Kitchen

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

Fitted with a range of matching wall, drawer and base units, working surface with inset stainless steel sink and drainer, integrated fridge/freezer and washing machine, built in electric oven, 4 ring electric hob, extractor fan, wall mounted gas combination boiler, part tiled walls, tiled flooring.

## Bedroom 1

2.54m x 3.59m (8'3" x 11'9")

Well presented with double glazed french doors opening to a juliet balcony, fitted wardrobes, carpeted flooring.

## Bedroom 2

2.58m x 2.29m (8'5" x 7'6")

With a double glazed window, carpeted flooring.

## Bathroom

2.87m x 1.58m (9'4" x 5'2")

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.

## Additional Information

The property is leasehold with an original lease term of 125 years. There is approximately 110 years left on the tenancy. The owner informs us that she pays circa £100 PCM for service charges.

## 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.



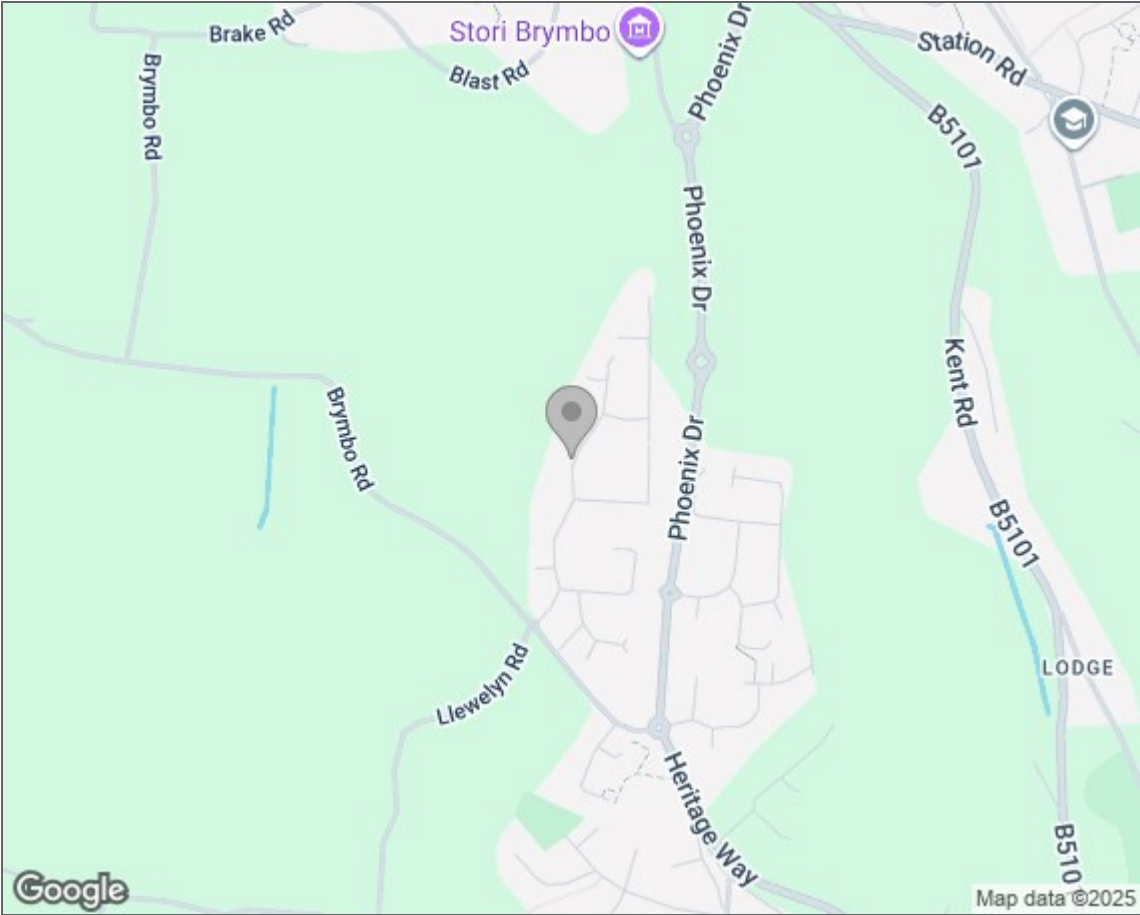












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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