



21

Wrexham | | LL12 7LB

£89,950

MONOPOLY[®]

BUY ■ SELL ■ RENT

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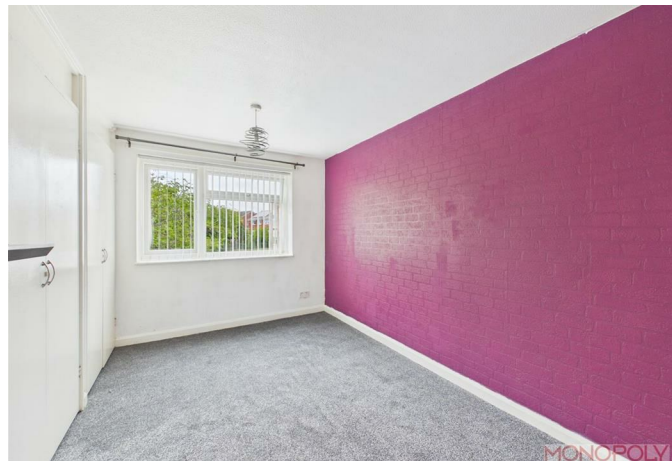
Welcome to this charming First-Floor One-bedroom apartment located on Overton Way in the desirable Acton Park area of Wrexham. This property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a cosy home.

Upon entering, you will find a well-proportioned reception room that provides a warm and inviting space for relaxation or entertaining guests. The apartment features a spacious bedroom, which is perfect for restful nights and personal retreat. The bathroom is thoughtfully designed, ensuring all your needs are met.

The property benefits from gas central heating, ensuring a warm and comfortable environment throughout the year. The Acton Park area is known for its friendly community and convenient access to local amenities, including shops, parks, and public transport links, making it easy to explore all that Wrexham has to offer.

This apartment presents an excellent opportunity for those looking to settle in a vibrant area with a welcoming atmosphere. Whether you are a first-time buyer or seeking a rental investment, this property is sure to impress. Don't miss the chance to make this delightful apartment your new home.

- FIRST FLOOR 1 BED APARTMENT
- SOUGHT AFTER LOCATION
- GAS CENTRAL HEATING
- COMMUNAL GARDEN AREAS
- NO CHAIN
- IDEAL FOR FIRST TIME BUYERS AND INVESTMENT BUYERS



ACCOMMODATION COMPRISING

The property is accessed via a Hardwood front door, which give access to the entrance hallway.

ENTRANCE HALLWAY

With cloaks cupboard, wall mounted telephone intercom for access from the front door of the main building, radiator and doors leading off to all rooms.

LOUNGE

With UPVC Double glazed windows to the front and side, carpeted flooring, radiator, TV Aerial and internet points.

KITCHEN

Comprising of a range of wall and base cupboards, with complementary worktop surfaces incorporating, four ring electric hob, oven/grill, with extractor hood above, stainless steel sink unit with mixer tap, laminate flooring, wall mounted Worcester gas combi boiler, space for fridge, space for washing machine, UPVC Double glazed window to the side.

BEDROOM ONE

With UPVC Double glazed window to the front, radiator, carpeted flooring, two built in storage cupboards.

BATHROOM

Panel enclosed bath with shower attachment, pedestal wash hand basin, low level w.c, UPVC Double glazed and frosted window to the side, radiator.

OUTSIDE

Communal Gardens.

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.

MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

Please remember that you should not borrow more



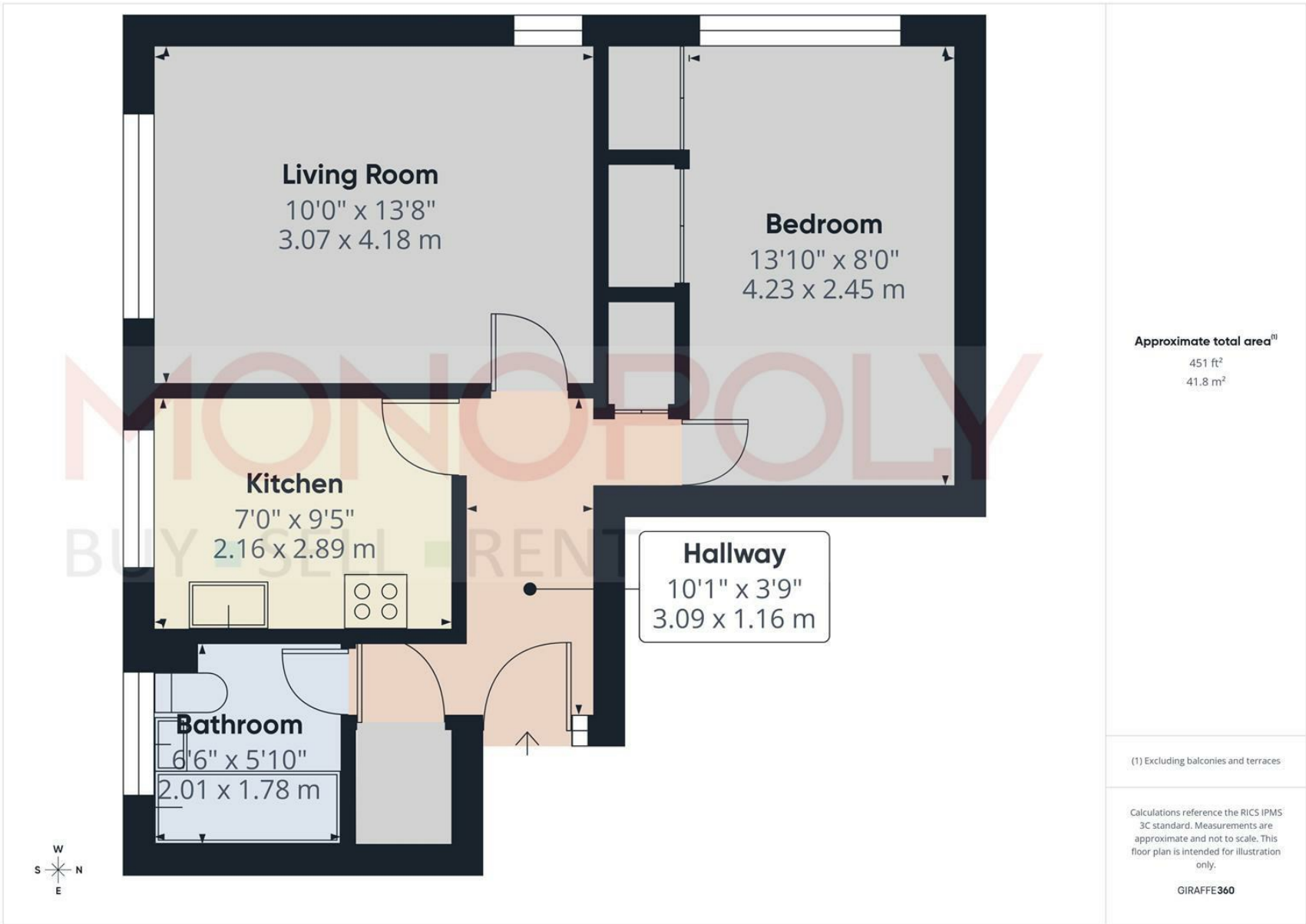
than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage

ADDITIONAL INFORMATION

Please see Key Facts for buyers in Web Link.

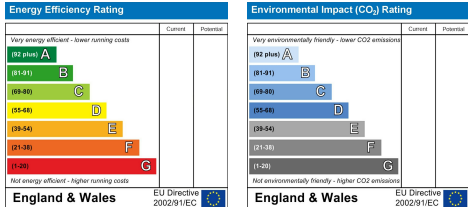
Copy of Lease terms and ground rent etc is available



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