



4 St Giles House

Wrexham | LL12 7NJ

£195,000

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Situated within the impressive and historic St Giles House is this beautifully presented two double bedroom apartment, combining modern living with charming period features. The property offers spacious and elegant accommodation throughout, comprising a communal entrance hall with intercom system, a welcoming entrance hallway, and a generous open-plan living, dining and kitchen area - perfect for both relaxing and entertaining. There are two well-proportioned double bedrooms and a stylish family bathroom featuring a spa bath. This immaculately maintained apartment has benefited from thoughtful improvements, including new flooring throughout, restored and draught-proofed sash windows, and made-to-measure fitted blinds. The boiler was installed five years ago and has been serviced annually, ensuring efficiency and reliability. Externally, residents enjoy access to a private communal car park and beautifully maintained garden areas surrounding the property, offering a peaceful outdoor space with mature trees and landscaped lawns. St Giles House itself is a distinguished period building, boasting character features and architectural charm reflective of its heritage. Located on Rhosnessni Lane, it lies within easy reach of Wrexham City Centre and a wealth of local amenities, including shops, cafés, and public transport links. The property is leasehold, with the service charge covering building maintenance, gardening, window cleaning and communal areas.

- SPACIOUS TWO BEDROOM FIRST FLOOR APARTMENT
- IMMACULATE THROUGHOUT
- ENTRANCE HALL
- DOUBLE BEDROOMS
- BATHROOM WITH SPA BATH
- OPEN PLAN KITCHEN/DINING LOUNGE
- CHARACTER FEATURES THROUGHOUT
- AMPLE PARKING AND COMMUNAL GARDENS
- SOUGHT AFTER RESIDENTIAL LOCATION
- CLOSE TO TRANSPORT LINKS



Communal Entrance

There is an intercom system upon entrance with the original hardwood door giving access to a pleasant communal hallway with storage cupboard and stairs leading to the first floor apartment

Entrance Hall

Spacious entrance hallway with carpet flooring, recessed LED lighting, cupboard housing electric box, doors to bedroom one, bathroom and living accommodation.

Open Plan Living/Dining/Kitchen Area

An impressive open plan kitchen, dining and living area with triple aspect sash windows with fitted venetian blinds, four radiators, vaulted high beamed ceilings, recessed lighting and carpet flooring. The modern kitchen houses a range of wall, drawer and base units with granite work surface over and fitted dining area. Integrated appliances include fridge, freezer, washing machine, dishwasher, electric oven, grill, gas hob and extractor above. The combination boiler is located in the kitchen cupboard. The room is finished with gloss tiled flooring.

Bedroom One

Two sash windows, recessed LED lighting, carpet flooring, panelled radiator and space for bedroom furniture.

Bedroom Two

Sash window, carpet flooring, high beamed ceiling, access to loft, recessed LED lighting, ample room for furniture and panelled radiator.

Bathroom

Three piece bathroom suite comprising low-level WC, wash hand basin set on a vanity unit and spa style bath with mains shower over. Tiled floors and walls, chrome heated towel rail, additional panelled

radiator, recessed LED lighting, extractor, fitted light-up vanity mirror and sash window to the side.

Outside

The property has a gated entrance to the communal car park with ample space for parking. Surrounding the property are well-maintained lawn areas, pathways, established trees, shrubberies and a picnic area. There is also a refuse area for waste.

Additional Information

The property is leasehold with a ground rent of £200 per annum, and leasehold charge of £2300 per annum which covers the maintenance of the garden areas, car park, communal areas, window cleaning and any building costs, which is managed by Paramount. There was a new combination boiler fitted five years ago and has been serviced each year. The windows have been restored and draught-proofed. There is new flooring throughout and fitted blinds. There is an intercom for visitors/deliveries. There is a storage area in the communal hallway.

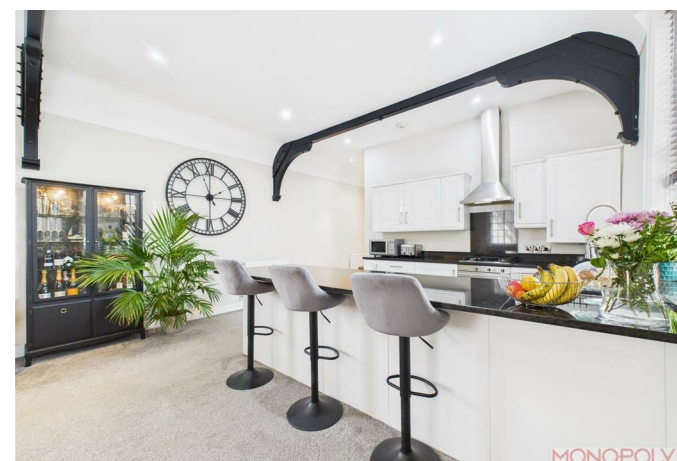
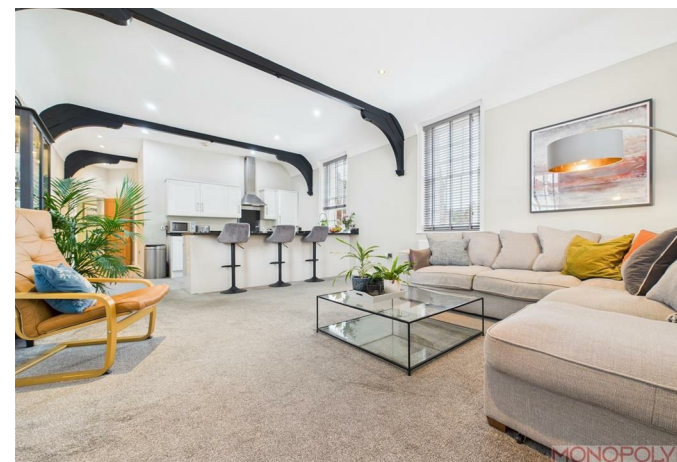
Important Information

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

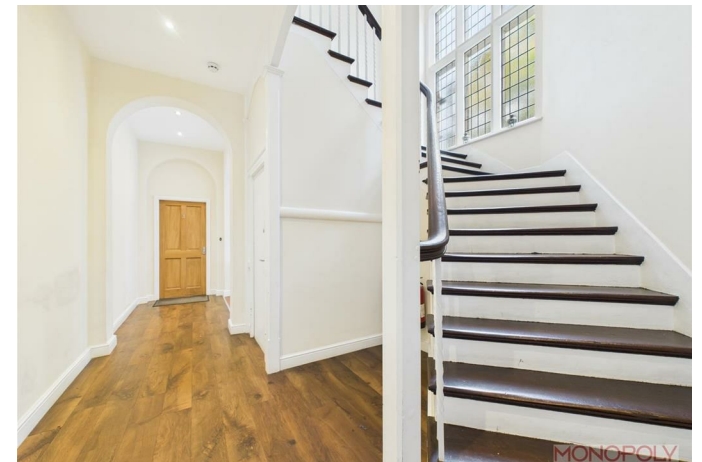
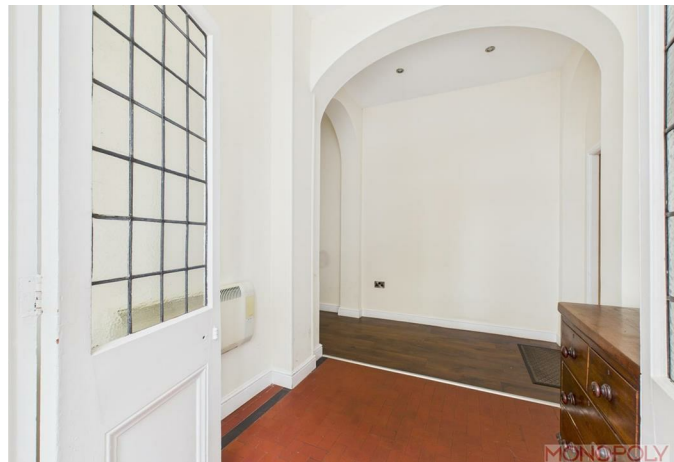
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information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





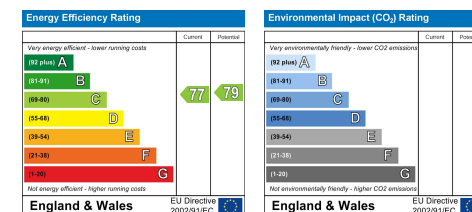




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