



**12 Nant Court**

Wrexham | LL11 3TJ

Offers In The Region Of £138,000

**MONOPOLY**  
BUY ■ SELL ■ RENT

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# 12 Nant Court

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Located on Park Road, Coedpoeth, Wrexham, this delightful Two Bedroom apartment offers a perfect blend of comfort and modern living. The property boasts a spacious reception room, providing ample space for relaxation and entertaining guests. With a modern bathroom, convenience is at your fingertips, making it ideal for both families and professionals alike.

The heart of the home is undoubtedly the modern kitchen, which is designed to meet the needs of contemporary living. It is equipped with modern appliances and stylish finishes, ensuring that cooking and dining experiences are both enjoyable and efficient.

One of the standout features of this apartment is the designated parking, a valuable asset in this sought-after location. Residents can enjoy the peace of mind that comes with having a secure parking space, making daily life that little bit easier. Coedpoeth is known for its friendly community and picturesque surroundings, making it an attractive place to call home. With local amenities and transport links nearby, this apartment is perfectly positioned for those looking to enjoy the best of both town and country living.

The property benefits from Low associated costs, ground rent & service charges.

Visitor parking. Boarded loft with lighting for additional storage. Private shed for additional storage.

- TWO BEDROOM APARTMENT
- MODERN BATHROOM
- MODERN KITCHEN
- DESIGNATED PARKING SPACE
- GREAT LOCATION
- BOARDED LOFT WITH LIGHTING FOR ADDITIONAL STORAGE.
- PRIVATE ENTRANCE
- PRIVATE STORAGE SHED
- VIEWING HIGHLY RECOMMENDED!



## ACCOMMODATION COMPRISING

The property is accessed via a Feature Composite door, with a buzzer intercom system, which leads into the entrance hallway.

## ENTRANCE HALL

With staircase rising off to the first floor accommodation, radiator,

## FIRST FLOOR LANDING

With doors leading off to the bedrooms, living room and bathroom.

## LOUNGE

Fabulous room with UPVC Double glazed bay window to the front with great views, radiator, TV aerial point, telephone point, wall mounted phone to allow access from front door, archway through to the kitchen.

## KITCHEN

Beautifully presented modern kitchen comprising of wall and base cupboards, with complementary worktop surfaces, incorporating four ring electric hob with oven/grill beneath and with an induction extractor fan above, stainless steel sink unit with spray mixer tap, space for fridge freezer, cupboard housing gas central heating boiler, wall mounted vertical radiator, plumbing for washing machine, UPVC Double glazed window to the front.

## BEDROOM ONE

With UPVC Double glazed window to the rear, built in wardrobes and built in storage, radiator, carpeted flooring.

## BEDROOM TWO

With UPVC Double glazed window to the rear, radiator, fitted double wardrobe, carpeted flooring

## BATHROOM

Fabulous room, comprising of Dual sized shower cubicle, low level w.c and wash hand basin set in a vanity unit, extractor fan, tile effect vinyl flooring, modern ladder style radiator.

## OUTSIDE

Outside to the front there is a residents car parking area and visitor parking

To the rear there is a shared area comprising of low maintenance gardens and bin storage and clothes drying area.

## IMPORTANT INFORMATION

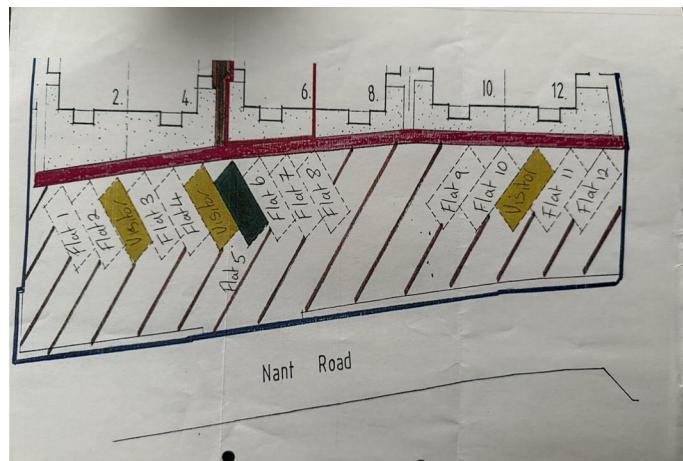
### MONEY LAUNDERING REGULATIONS 2003

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.

Low associated costs, ground rent & service charges. GROUND RENT IS £25 PER YEAR....SERVICE CHARGE £187 A YEAR

Visitor parking.

Boarded loft with lighting for additional storage.

Private shed for additional storage.

# MONOPOLY

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Hallway  
5'5" x 2'10"  
1.67 x 0.87 m



Approximate total area<sup>(1)</sup>

532 ft<sup>2</sup>

49.4 m<sup>2</sup>

Ground Floor



Floor 1



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(1) Excluding balconies and terraces

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

GIRAFFE360

Energy Efficiency Rating		Current	Provision
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(11-20) G			
Not energy efficient - higher running costs			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Provision
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			
(11-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			



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