



23 Grove Lodge Close, Foster Road, Wrexham, LL11 2PB

Price £127,000

A well presented and spacious 2 bedroom 1st floor apartment with parking situated within this established residential development conveniently located on the fringe of the city centre just off Chester Road, close to a wide range of amenities, supermarkets and frequent bus service. The apartment is surrounded by mature and well kept communal gardens and briefly comprises a secure entrance door serving just 4 apartments, with stairs rising to the 1st floor landing, a lockable useful store room and Upvc part glazed door opening to the hall with 6 panel doors off to all rooms and store cupboard, good sized lounge with dining area off overlooking the gardens and a further store cupboard, modern fitted kitchen with integrated fridge and plumbing for washing machine, 2 bedrooms, 1 with fitted wardrobes and drawers, the bathroom includes a bath with shower over. Upvc double glazing. To the outside, a communal parking area with parking bays, well maintained gardens and a bin store. Management of the communal areas is carried out by the elected residents with every effort made to keep the annual service charge costs reasonable. Details available upon request. Energy Rating - D (68)

LOCATION

Grove Lodge Close is a select development of ground and first floor apartments set within established gardens located on the fringe of the city centre just off Chester Road. The City has an excellent range of amenities, coffee shops, restaurants, supermarkets, bus and train stations, University and Hospital. The nearby Strathmore Doctors Surgery is within walking distance.

DIRECTIONS

From Wrexham City Centre proceed along Chester Street into Chester Road to the roundabout. Continue across , through the traffic lights and then take the next left into Foster Road, passing Greystones development on the left and then next left into Grove Lodge Close. This particular is situated at the end of the development near Grove Road.

ACCOMMODATION

Secure communal entrance door with intercom system opens to:

COMMUNAL HALL

With staircase rising to just two apartments, private lockable good sized storeroom and upvc part glazed entrance door opening to:

PRIVATE HALLWAY

Intercom system, ceiling hatch to roof space with pull down ladder, smoke alarm, six panel white woodgrain effect doors, electric storage heater and coats/storage cupboard.

LOUNGE/DINER 18'8 max x 15'4 max (5.69m max x 4.67m max)

A spacious reception room having two upvc double glazed windows enjoying a pleasant aspect overlooking the communal gardens, two Economy 7 storage heaters, store cupboard with shelving and bi-fold doors opening to:

KITCHEN 7'5 x 6'8 (2.26m x 2.03m)

Appointed with a modern shaker style range of base and wall cupboards complimented by work surface areas with matching upstands incorporating a stainless steel single drainer sink unit with mixer tap and upvc double glazed window above, space for electric cooker, stainless steel splashback and extractor hood above, integrated fridge and washing machine included.

BEDROOM ONE 12'2 x 9'5 (3.71m x 2.87m)

Upvc double glazed window, Economy 7 storage heater, fitted wardrobes and matching drawer units, coving to ceiling and telephone point.

BEDROOM TWO 8'6 x 8'1 (2.59m x 2.46m)

Upvc double glazed window, Economy 7 storage heater and built-in storage cupboard.

BATHROOM

Appointed with a twin grip panelled bath with electric shower over and splash screen, wash basin and w.c set within a white fronted vanity unit, upvc double glazed window, fully tiled walls and airing cupboard housing the hot water cylinder.

OUTSIDE

Grove Lodge Close is approached off Foster Road and includes parking bays and well kept mature gardens with well established flowerbeds and privacy hedging.

PLEASE NOTE

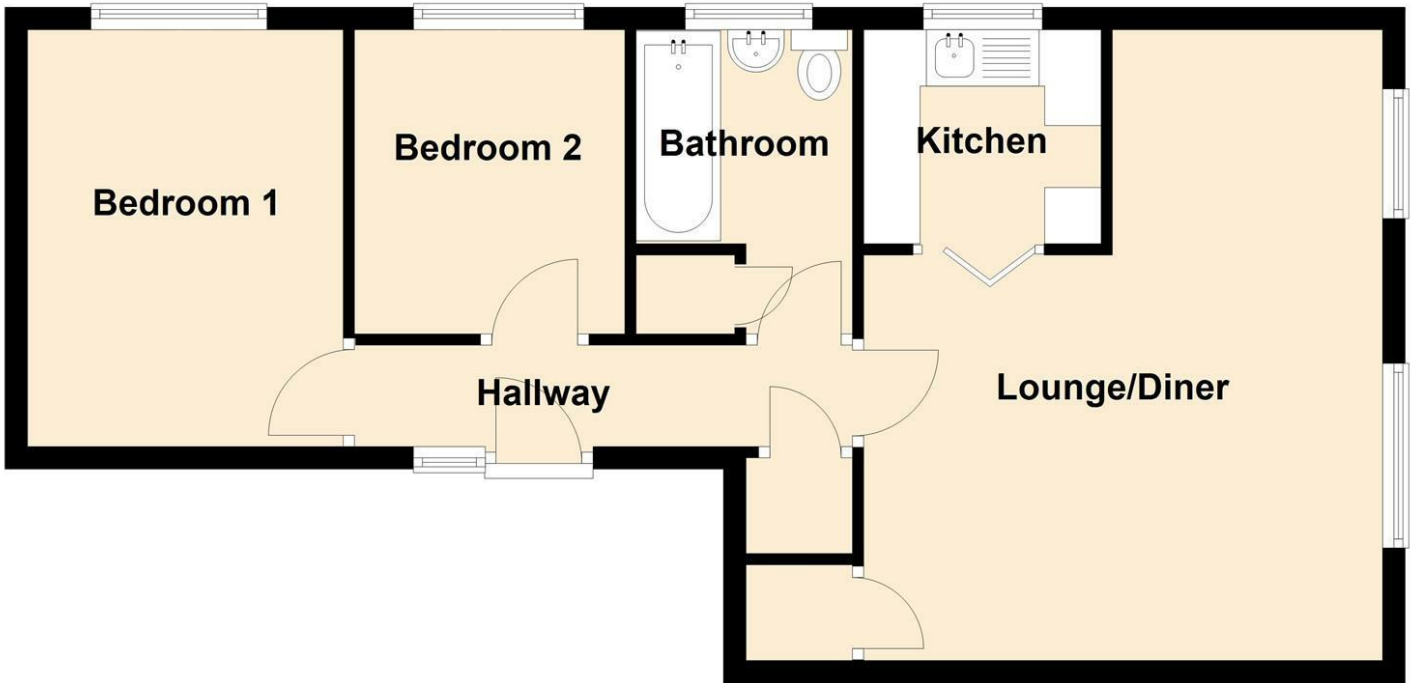
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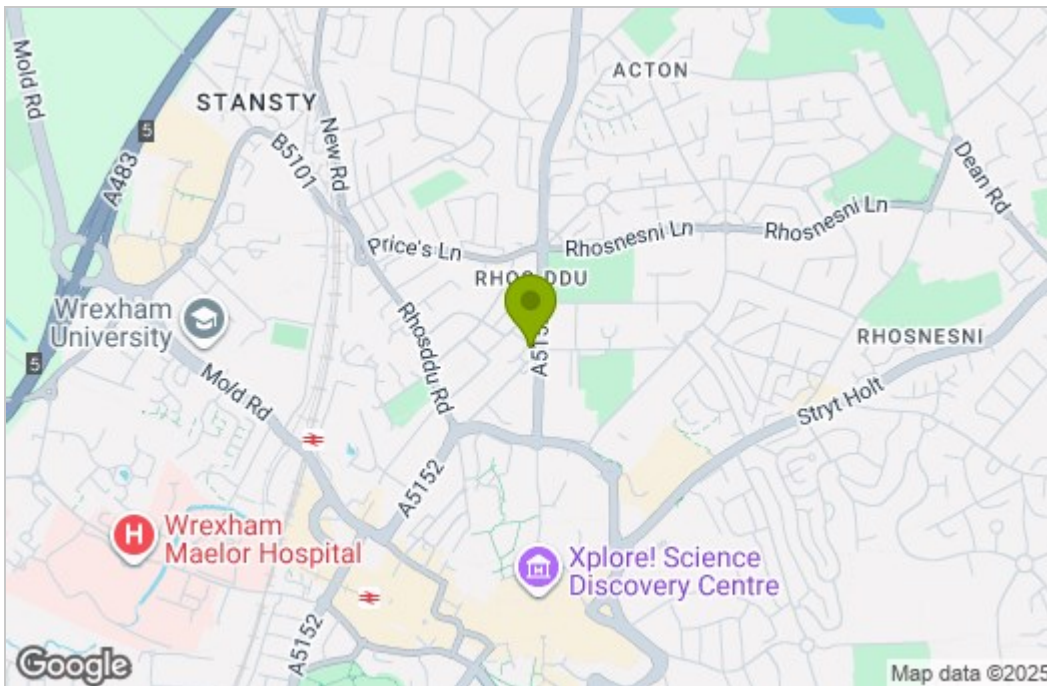
Floor Plan

First Floor

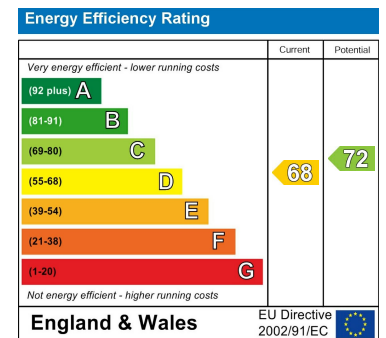
Approx. 55.2 sq. metres (594.3 sq. feet)



Area Map



Energy Efficiency Graph



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