



2 Holm Oak, Rhosddu Road, Wrexham, LL11 2LP

Price £90,000

Presented in good order is this conveniently located 1st floor 1 bedroom apartment with the benefit of parking to the rear. The location is a major attraction with easy access to social and practical amenities including coffee shops, restaurants, public transport, supermarkets etc together with the employment centres such as the hospital, university and city centre. The accommodation has the benefit of Upvc double glazing and new neutral decoration and briefly comprises a Upvc private ground floor entrance door opening to the hall with stairs to 1st floor landing. The well proportioned lounge enjoys a good degree of natural light through 2 Upvc double glazed windows overlooking Rhosddu Road and useful built in store cupboard. The inner hall connects to the modern kitchen with white fronted base and wall cupboards, cooker and plumbing for washing machine. A bedroom includes fitted wardrobes and a bathroom with bath and shower over. To the outside is a communal front courtyard area with side path to the rear parking accessed off Lorne Street and bin area. NO CHAIN. Energy Rating - E (45)

LOCATION

Lorne Street is conveniently located within walking distance of Wrexham City Centre and therefore has an excellent range of shopping facilities and social amenities nearby. The train station, bus station and University are only a short walking distance away. The property also enjoys good communication links to the A483 by-pass which gives access to the major commercial and industrial centres of the region.

DIRECTIONS

From Wingetts Office proceed left along Holt Street to the roundabout then take the first exit, proceed past the entrance to the police station and then proceed across the next two roundabouts. Thereafter proceed into the right hand lane, at the next roundabout take the third exit onto Rhosddu Road with the Lemon Tree Restaurant on the left and take the next right into Lorne Street. The entrance to Holm Oak car park will be observed on the right. The apartment fronts onto Rhosddu Road.

ACCOMMODATION

Upvc part glazed entrance door opens to:

HALLWAY

With stairs to first floor landing with handrail, modern consumer unit and coat hanging area.

ON THE FIRST FLOOR

Internal doors to wardrobe and:

LOUNGE 16'8" x 11'9" (5.1m x 3.6m)

A well proportioned reception room enjoying an excellent degree of natural light through two upvc double glazed windows to front, fire surround with electric fire, built-in storage cupboard, laminate wood effect flooring, two wall light points, recessed shelving and mains wired smoke alarm.

INNER HALL

With three connecting doors off.

KITCHEN 7'10" x 5'10" (2.4m x 1.8m)

Appointed with a modern white fronted range of base and wall units complimented by work surface areas incorporating a stainless steel single drainer sink unit with mixer tap, electric free standing cooker, plumbing for washing machine, space for fridge freezer, upvc double glazed window, part tiled walls and tiled flooring.

BEDROOM 11'9" x 8'2" (3.6m x 2.5m)

Upvc double glazed window to rear, four door fitted wardrobes, inset ceiling spotlights and wood effect flooring.

BATHROOM

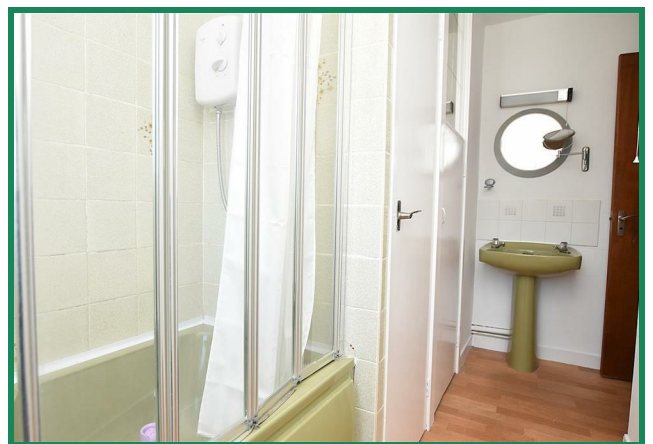
Appointed with a low flush w.c, pedestal wash basin, bath with electric shower over and splash screen, part tiled walls, electric wall mounted heater, airing cupboard housing the hot water cylinder with slatted shelving, separate storage cupboard, upvc double glazed window and ceiling hatch to roof space.

OUTSIDE

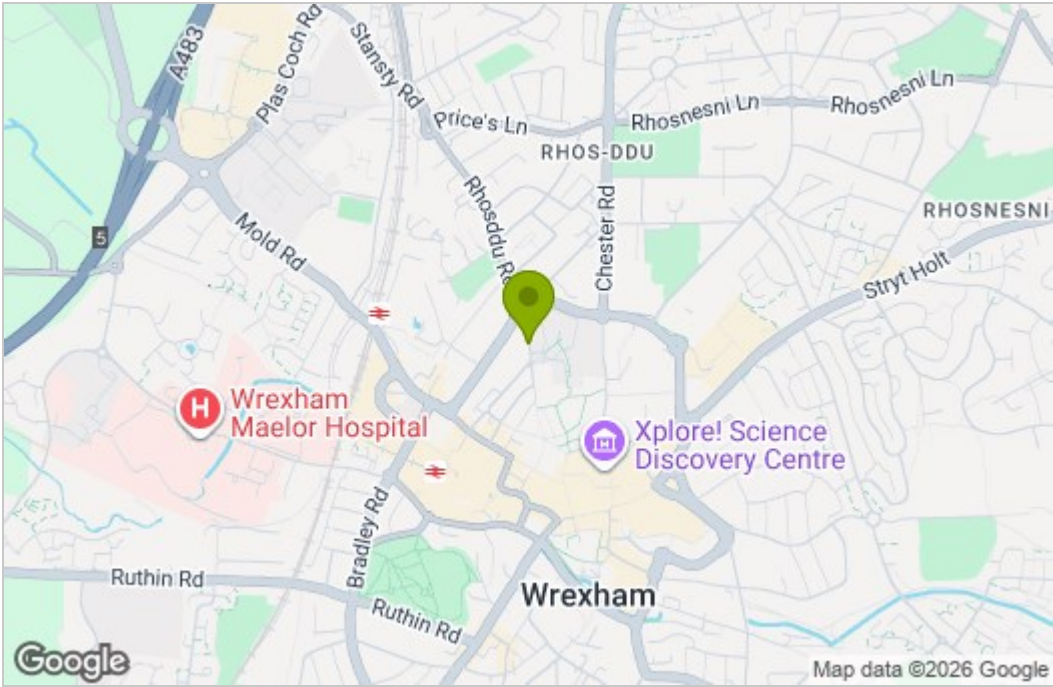
To the front of the property is a courtyard area set behind a stone privacy wall. A side path leads to the communal rear parking accessed off Lorne Street together with bin area and rotary clothes line.

PLEASE NOTE

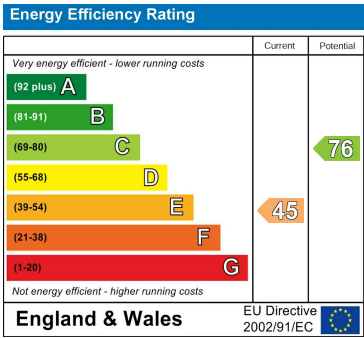
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Area Map



Energy Efficiency Graph



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