



Apartment 2, Kingscroft Kingsmills Road, Wrexham, LL13 8NR
Offers In The Region Of £140,000

An excellent opportunity to purchase this superb two-bedroom first floor apartment located within the sought after Kingscroft Development. If you are looking for a bright, ready to move in home, then this will be the apartment for you. This well presented and immaculate home briefly comprises, communal entrance door with intercom system, private letterboxes and stairs leading to all floors. The main entrance door opens to the private Hallway, lounge, kitchen, two good sized bedrooms and a bathroom. Externally there is one allocated parking space, visitor spaces and established communal gardens and bin store. An internal inspection is absolutely essential to fully appreciate what is on offer for sale. Please contact Wingetts to arrange a viewing. Energy Performance Rating – C (73)

DIRECTIONS

From Wingetts Office proceed left along Holt Street to the roundabout and take a right passing Tesco on the left. Proceed across the next roundabout with the new Eagles Meadow Shopping Precinct on the right, continue until the T junction, turn left onto the A525 Kingsmills Road for approx. 200 yards passing the Army Barracks on the right and thereafter the modern Apartment Development of Kingscroft will be observed on the right hand side.

LOCATION

Kingscroft is conveniently located on the outskirts of Wrexham Town Centre enjoying an excellent range of shopping facilities and social amenities nearby. The prestigious Eagles Meadow Shopping and Leisure Development is within a relatively short walking distance and will house many of the High Street Retailers as well as restaurants and coffee bars, a cinema and bowling alley. Kingscroft also enjoys excellent communication links to the Wrexham Industrial Estate and the A483 making it easily accessible for the major commercial and industrial centres throughout the region and motorway networks beyond. The popular National Trust Parkland of Erddig is also within walking distance.

COMMUNAL ENTRANCE

Communal entrance door with intercom system, private letterboxes and stairs leading to the first floor.

ENTRANCE HALLWAY

The main entrance door opens to the private Hallway which has an intercom system and 5 panelled doors off and laminate flooring. Double doors open to good size store cupboard having hot water cylinder.

KITCHEN 10'6 x 10'8 (3.20m x 3.25m)

The Kitchen has been well appointed with a good range of modern base and wall cupboards incorporating fridge freeze, washing machine, electric storage heater, electric hob and oven with extractor canopy above, integrated wine rack, work surfaces with part tiled walls and space for table with chairs.

LOUNGE 13'10 x 13'6 (4.22m x 4.11m)

This inviting, spacious and bright room with a modern feel includes fitted carpets, double glazed windows x 3 which enjoys views over the established trees within the Development. Additionally there is a feature electric fire, electric storage heater, TV Ariel, and power points.

MASTER BEDROOM 8'11 x 11'5 (2.72m x 3.48m)

The bright and spacious Master Bedroom includes built in wardrobes,, double glazed window, electric storage heater, fitted carpet, TV Ariel, Phone point and power points.

EN-SUITE 3'9 x 7'2 (1.14m x 2.18m)

En-Suite Shower Room benefits from pedestal wash basin, low flush w.c. and shower cubicle with electric shower and vinyl flooring. Additionally there is a frosted double glazed window, wall electric heater and part tiled walls.

BEDROOM TWO 11'4 x 6'10 (3.45m x 2.08m)

Bedroom 2 is well proportioned accommodating built in wardrobes, fitted carpet, electric storage heater, TV Ariel, Phone point and power points.

BATHROOM 8'6 x 7'3 (max) (2.59m x 2.21m (max))

Appointed with a three piece white bathroom suite of pedestal wash basin, part tiled walls, low flush w.c. and bath with shower attachment and screen, part tiled walls and vinyl flooring. Additionally there is a frosted double glazed window, and electric heater.

EXTERIOR

To the outside of the property there is a designated parking space, together with visitor spaces. The communal gardens are landscaped and comprise lawned area with established trees providing an excellent degree of privacy.

ADDITIONAL INFORMATION

A share of the Freehold as been purchased, No Ground Rent Payable.

Please note no pets permitted



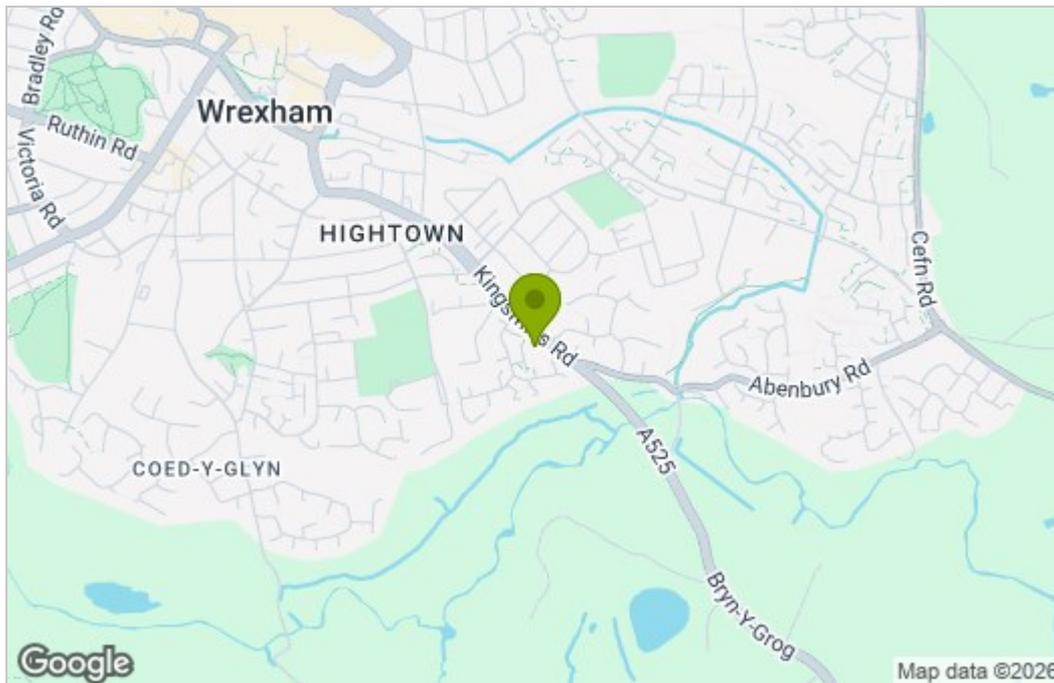
Floor Plan

First Floor

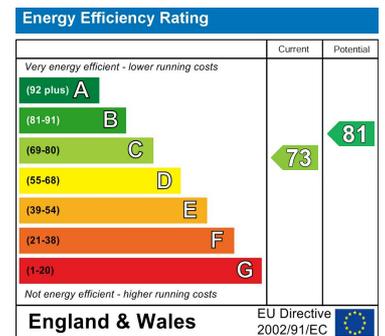
Approx. 65.0 sq. metres (699.5 sq. feet)



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.