



## 6 Nant Court Park Road

Coedpoeth, Wrexham, LL11 3TJ

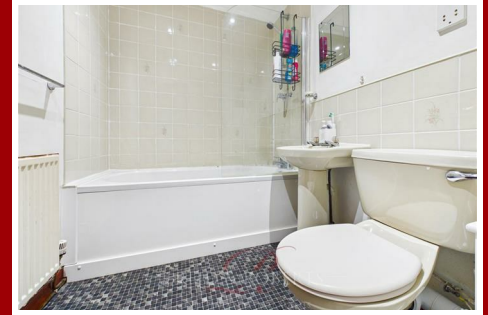
Offers Invited £125,000



# 6 Nant Court Park Road

Coedpoeth, Wrexham, LL11 3TJ

Offers Invited £125,000



## First Floor Apartment

### Entrance Hall

The property is approached via a part UPVC double glazed entrance door with stairs rising to the first floor accommodation providing access to the lounge, bedrooms, and bathroom.

### Lounge

UPVC double glazed bay window to the front elevation enjoying far reaching views. Additional features include a coal effect gas fire, television point, carpeted flooring, and an archway leading through to the kitchen.

### Kitchen

Fitted with a range of wall, drawer, and base units with complementary worktop surfaces over, incorporating a stainless steel sink unit with mixer tap. Integrated oven with four ring gas hob and extractor fan above, with space for a fridge/freezer and washing machine. Wall mounted 'Worcester' boiler. Further benefits include vinyl flooring, inset ceiling spotlights, double panelled radiator, and a UPVC double glazed window to the front elevation.

### Bathroom

Three piece suite comprising a panelled bath with shower over, wash hand basin, and low level WC. Additional features include vinyl flooring, panelled radiator, and shaving point.

### Bedroom One

Double bedroom featuring a UPVC double glazed window to the rear elevation, carpeted flooring, ceiling light point, and a built-in storage cupboard with hanging rail.

### Bedroom Two

Featuring a UPVC double glazed window to the rear elevation, carpeted flooring, and ceiling light point.

### Outside

To the front of the property, there is off road parking. To the rear, there is a shared access pathway providing space for waste bins and washing lines.

### Leasehold Information

Leasehold charge: £12.50 every six months  
Service charge: £187.74 per annum  
Building insurance: £315.60 per annum (previously £302.72)

### Viewing Arrangements.

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

### Mortgage Advice.

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

### Money Laundering Regulations.

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Misrepresentation Act.

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

### Services.

The agents have not tested the appliances listed in the particulars.

### Loans.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

### Hours Of Business.

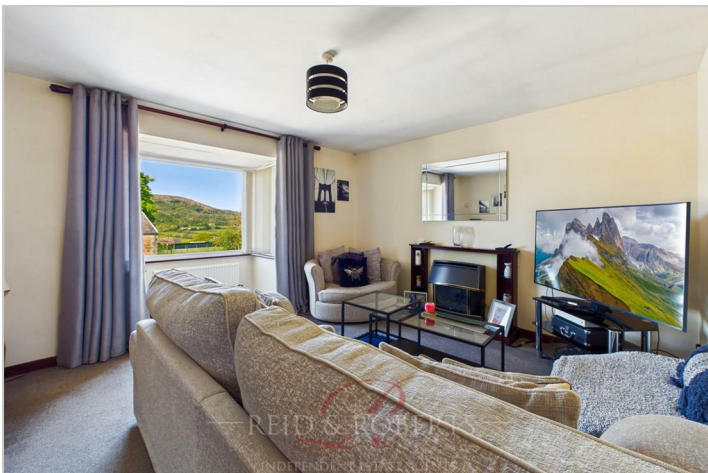
Monday - Friday 9.15am - 5.00pm  
Saturday 9.15am - 4.00pm

### Tenure

We have been informed the tenure is leasehold and the vendor's solicitors should confirm title.

### DISCLAIMER.

These particulars are provided as a general guide only. While we endeavour to ensure accuracy, they do not constitute or form part of any offer or contract, and no reliance should be placed on them as statements of fact. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but should be independently verified. Services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.



## Road Map



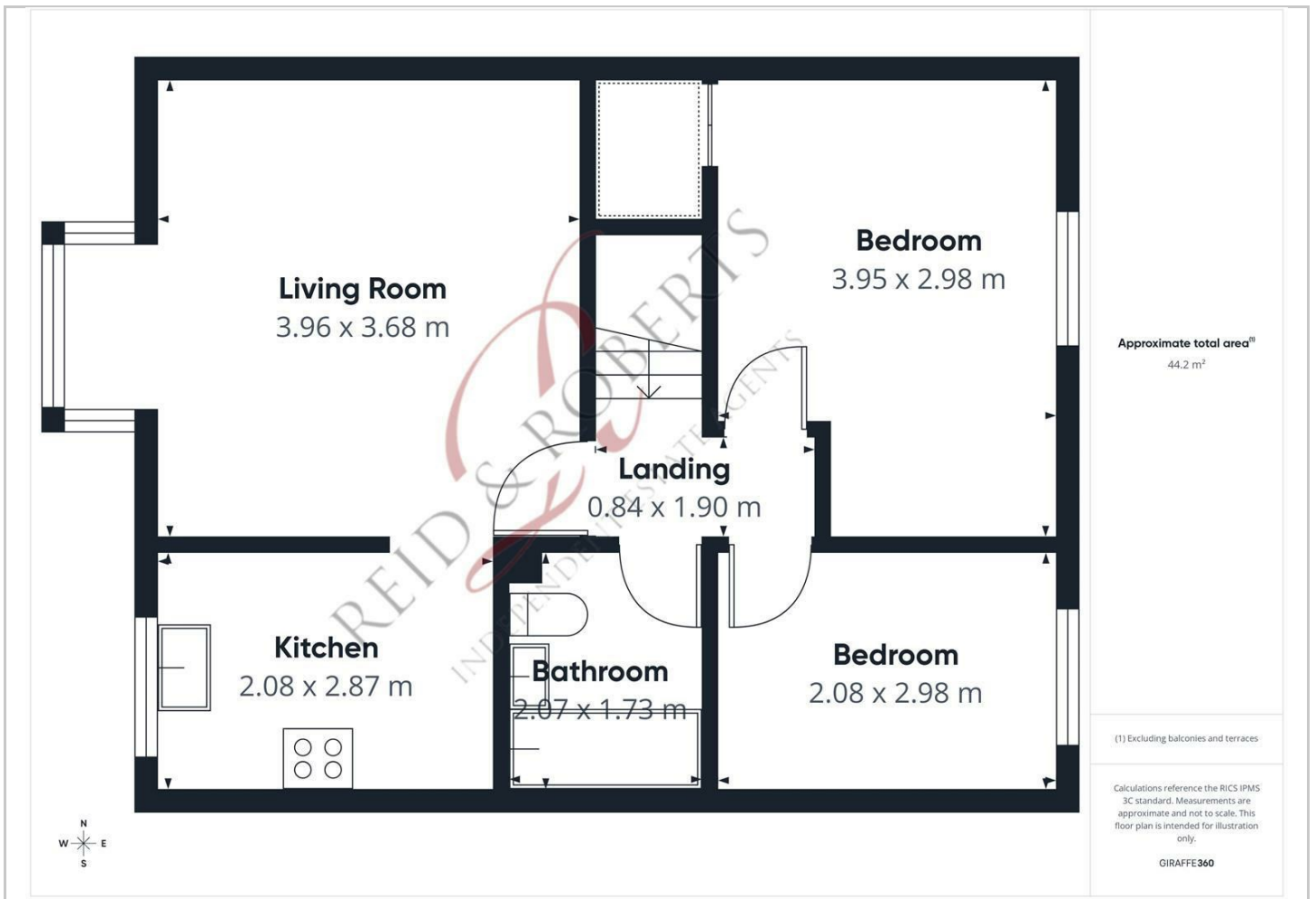
## Hybrid Map



## Terrain Map



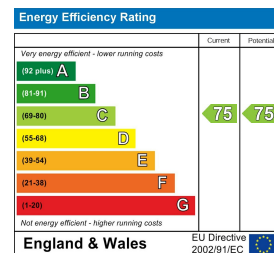
## Floor Plan



## Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

## 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.