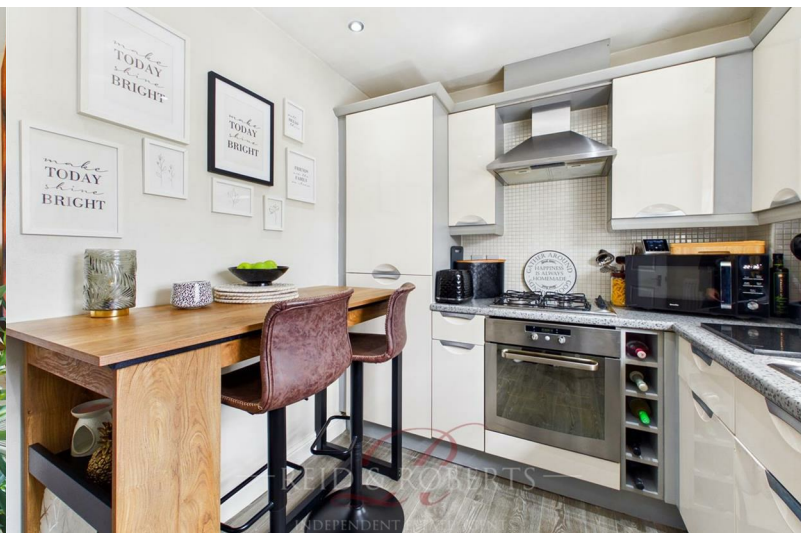




22 John Wilkinson Court

Brymbo, Wrexham, LL11 5HJ

£120,000



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Communal Hall

An entrance door with intercom system opens to the hall with stairs to all floors with glass balustrade and individual private letterboxes. This apartment is located on the top floor.

Entrance Hall

The property is approached via a solid entrance door leading into the entrance hallway. The hallway features doors leading off to the lounge/dining area, kitchen, two bedrooms, and bathroom. Further benefits include an intercom entry telephone system and a useful storage cupboard housing the condenser dryer. Ceiling light point.

Lounge / Dining Room

A spacious and well presented lounge/dining area featuring UPVC double glazed windows, carpeted flooring, double panelled radiator, television point, and ceiling light point. A feature fireplace, space for dining area.

Kitchen

The kitchen is fitted with a range of wall, drawer and base units with complementary worktop surfaces over, incorporating a one and a half stainless steel sink unit with mixer tap over. Integrated appliances include a 'Whirlpool' oven with four ring gas hob and extractor fan above, along with an integrated fridge/freezer. Further benefits include space for a washing machine, cupboard housing the wall mounted boiler, and a UPVC double glazed window. Inset ceiling spotlights.

Bathroom

Three piece suite comprising panelled bath with shower attachment, low level WC, wash hand basin, half tiled walls, radiator, extractor, and frosted UPVC double glazed window.

Bedroom One

The principal bedroom features carpeted flooring, UPVC double glazed window, built in wardrobes with hanging rails

and shelving, panelled radiator, ceiling light point and door leading through to the en-suite shower room.

En-suite

A modern en-suite fitted with a walk in shower cubicle, wash hand basin set in vanity unit, and low level WC. Additional features include heated towel rail, extractor fan, shaver point and part tiled walls.

Bedroom Two

Bedroom Two features a UPVC double glazed window, carpeted flooring, and built-in wardrobes with hanging rails and shelving. Panelled radiator. Ceiling light point.

Outside

Externally, the property benefits from an allocated parking space together with communal garden areas. Further benefits include a communal bike shed and communal waste area.

Leasehold Information

Leasehold

Lease term

999 years

Time remaining

979 years

End date

01/01/3005

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.

To Make An Offer.

Once you are interested in buying this property, contact this office to make an appointment. The appointment is

Tel: 01978 353000

part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

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.

Loans.

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

Services.

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

Tenure

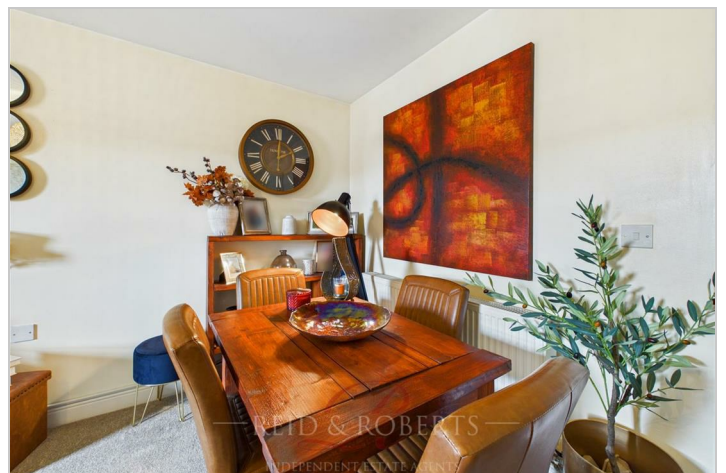
We have been informed the tenure is Leasehold and the vendor's solicitors should confirm title.

Hours Of Business.

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

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



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