

BOWEN

PROPERTY SINCE 1862



Asking Price £95,000

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

🏠 1 Bedrooms

🚿 1 Bathroom

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



General Remarks

Grove Lodge Close is an established self-administered development of 24 apartments with a covenant not to sub-let. The ground floor apartment comprises a communal hall with private storeroom off, an entrance hall with voice entry system, living room, kitchen/breakfast room, double bedroom with pleasant views over the walled garden and a shower room. There is electric heating and PVCu double glazing throughout. The apartment also has the rare benefit of having a garage. EPC Rating – 58|D.

Location: Grove Lodge Close is situated on level ground approached by car from Foster Road and with a footpath out to Chester Road about 50 yards from the nearest bus stop on the quarter hourly Wrexham to Chester bus route. The city centre lies approximately one miles walk away.

Accommodation

Entrance Hallway: PVCu double glazed door and side panel to the side elevation. Modern electric heater. Airing cupboard.

Living Room: 13' 5" x 11' 11" (4.09m x 3.62m) PVCu double glazed window to the front elevation. Modern electric heater. Electric fire with feature surround.

Kitchen/Breakfast Room: 9' 11" x 7' 10" (3.02m x 2.39m) PVCu double glazed window to the side elevation. Wall and base units with complementary work surfaces. Stainless steel sink and drainer unit with mixer tap. Electric point for cooker. Plumbing for washing machine. Space for fridge/freezer. Wall tiling.

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Bedroom: 13' 5" x 8' 6" (4.09m x 2.58m) PVCu double glazed window to the rear elevation. Electric heater.

Shower Room: PVCu double glazed window to the side elevation. White three piece suite comprising of a shower cubicle, low level w.c. and pedestal wash hand basin. Wall tiling. Storage cupboard.

Outside: Externally there are well maintained communal gardens and the apartment also has a Garage.

Services: All mains services are connected subject to statutory regulations.

The property is heated via wall mounted electric heaters in all of the principal rooms.



Tenure: Leasehold. The property is held on a 200 year lease from 1987. Each apartment has a share in the Management Company controlling the cost of the development and the current Service Charge is approximately £50.00 per calendar month. Vacant Possession on Completion. NO CHAIN.

Viewing: By prior appointment with the Agents.

Council Tax Band: The property is valued in Band "B".

Directions: For satellite navigation purposes use the post code LL11 2PB. From the city centre proceed on Chester Road. Just before reaching the Nine Acre playing field on the right, turn left into Foster Road. Continue for approximately 200 yards and take the second left into Grove Lodge Close. The property is in the first block on the left-hand side in the development.

Ground Floor

Approx. 43.2 sq. metres (465.0 sq. feet)



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

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