



Asking Price £120,000

106 Caxton Place, Wrexham LL11 1PA

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2 Bedrooms

1 Bathroom

# 106 Caxton Place, Wrexham LL11 1PA



## General Remarks

Situated on the fringes of the city centre, this two double bedroom first floor apartment benefits from an allocated parking space within this gated development. Neutrally decorated throughout, the property boasts a spacious lounge diner with feature bay window and a high quality kitchen with various integral "Neff" appliances. Internally the property briefly comprises a hallway; lounge diner; kitchen; main bedroom with built-in wardrobes; further double bedroom and a bathroom with a white four piece suite. EPC Rating – 76|C.

**Location:** "Caxton Place" occupies a convenient location on the fringes of the city centre, within close proximity of the Railway Station. It is also convenient for Glyndwr University, the Maelor Hospital and Island Green Retail Park. The development is accessed via electric gates and an allocated parking space comes with the apartment.

## Accommodation

**Hallway:** Entrance door. Large storage cupboard. Electric meter cupboard. Cupboard with a washing machine and a hot water tank. Telephone entry system.

**Lounge Diner:** 14' 10" x 14' 2" (4.53m x 4.31m) Double glazed bay window to the front elevation. Wall mounted electric heater.

**Kitchen:** 9' 2" x 8' 10" (2.79m x 2.68m) Cream wall and base units with complementary work surfaces. One-and-a-half-bowl stainless steel sink and drainer unit with mixer tap. Integral electric oven and hob with cooker hood. Integral fridge and freezer. Integral "Neff" dishwasher. Integral "Neff" microwave. Wall tiling. Down-lighters.

**Bedroom 1:** 11' 2" x 11' 0" (3.40m x 3.36m) Double glazed window to the front elevation. Wall mounted electric heater. Built-in wardrobes.

**Bedroom 2:** 13' 9" x 9' 0" (4.18m x 2.75m) Double glazed window to the front elevation. Wall mounted electric heater.

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**Bathroom:** 7' 6" x 6' 10" (2.28m x 2.09m) White four piece suite comprising a panelled bath, shower cubicle, low level w.c. and pedestal wash hand basin. Wall tiling. Heated towel rail. Down-lighters.

**Outside:** There is a communal shrub garden, Bicycle Store and an Allocated Car Parking Space.

**Services:** All mains services are connected subject to statutory regulations. The property is heated via wall mounted heaters which are found in the principal rooms.

**Tenure:** Leasehold. 999 year lease from the 1st July 2004 at a Ground Rent of one daffodil per annum.

The current Service Charge for the year was £1,640.36 from October 2023, which can be paid annually, or monthly. Vacant Possession on Completion.

**Viewing:** By prior appointment with the Agents.

**Council Tax Band:** The property is valued in Band "D".

**Directions:** For satellite navigation purposes use the post code LL11 1PA. The property is situated on the fringes of the city centre at the junction of Mold Road and Regent Street.



**Ground Floor**

Approx. 56.9 sq. metres (612.9 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 expressively 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.