

BOWEN

PROPERTY SINCE 1862



Asking Price £115,000

30 Lamberton Drive, Brymbo,
Wrexham LL11 5FN

🏠 2 Bedrooms

🚿 1 Bathroom

30 Lamberton Drive, Brymbo, Wrexham LL11 5FN



General Remarks

A two bedroom Ground Floor Apartment available with NO ONWARD CHAIN and presented immaculately throughout. The property is fully double glazed and is complete with integrated kitchen appliances and two dedicated parking spaces. Internally the living accommodation briefly comprises an entrance hallway, bright lounge which opens to the contemporary kitchen, two bedrooms and a three piece bathroom. Laminate flooring throughout the bedrooms and lounge. Internal viewing essential.

Accommodation

Entrance Hallway: Laminate wood flooring. Telephone intercom system. Power points. Telephone point. Radiator. Two ceiling light fittings. Ceiling smoke alarm. Storage cupboard housing the electric consumer unit.

Lounge: 14' 4" x 14' 0" (4.36m x 4.26m) Laminate flooring. Double glazed window. Two radiators. Two ceiling light fittings. Power points. Television aerial point. Double opening doors through to:

Kitchen: 8' 4" x 7' 1" (2.55m x 2.16m) Comprising a range of light ash wall and base units with complementary laminate work-top surfaces and a tiled splash-back. One-and-a-half-bowl stainless steel sink unit with draining-board. Wall mounted "Glow-Worm" gas central heating boiler installed in the last twelve months. Integrated dishwasher. Integrated washing machine. Integrated tall fridge freezer. Four-ring gas hob with an "Electrolux" electric oven beneath and extractor hood over. Vinyl flooring. Extractor fan. Ceiling spot-lights. Carbon monoxide monitor.

Bedroom 1: 12' 3" x 8' 4" (3.74m x 2.55m) Laminate flooring. Power points. Radiator. Television aerial point. Double glazed window. Ceiling light fitting. Range of fitted wardrobes.

Bedroom 2: 8' 6" x 7' 7" (2.58m x 2.30m) Laminate flooring. Radiator. Power points. Double glazed window. Telephone point. Ceiling light fitting.

Bathroom: 9' 5" x 5' 1" (2.87m x 1.56m) Comprising a three piece white suite to include pedestal wash hand basin, low level w.c. and a panelled bath with thermostatic shower bar over. Part tiled walls. Vinyl flooring. Ceiling spot-lights. Extractor fan. Shaver point. Radiator.



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Your home may be repossessed if you do not keep up repayments on your mortgage

Outside: Two allocated Parking Spaces. Communal grounds. Bike and Bin Stores.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Glow-Worm" gas-fired boiler situated in the Kitchen.

Tenure: Leasehold. 999 year lease from 2007. Ground Rent £50.00 half yearly. Service Charge £219.09 quarterly. There is a £138.00 per annum charge for landscaping. Vacant Possession on Completion. NO CHAIN.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating – 80|C.

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

Directions: For satellite navigation purposes use the post code LL11 5FN. Leave Wrexham on the A525 Ruthin Road. After passing above the A483 city by pass take the second turning right into Heritage Way signposted Brymbo. Continue for approximately one mile until passing The Brymbo Sports & Social Club on the right and then continue to a roundabout at which take the first exit. Continue up the hill and at the next roundabout turn right into Lamberton Drive and No. 30 is the first apartment block on the right-hand side of the road.

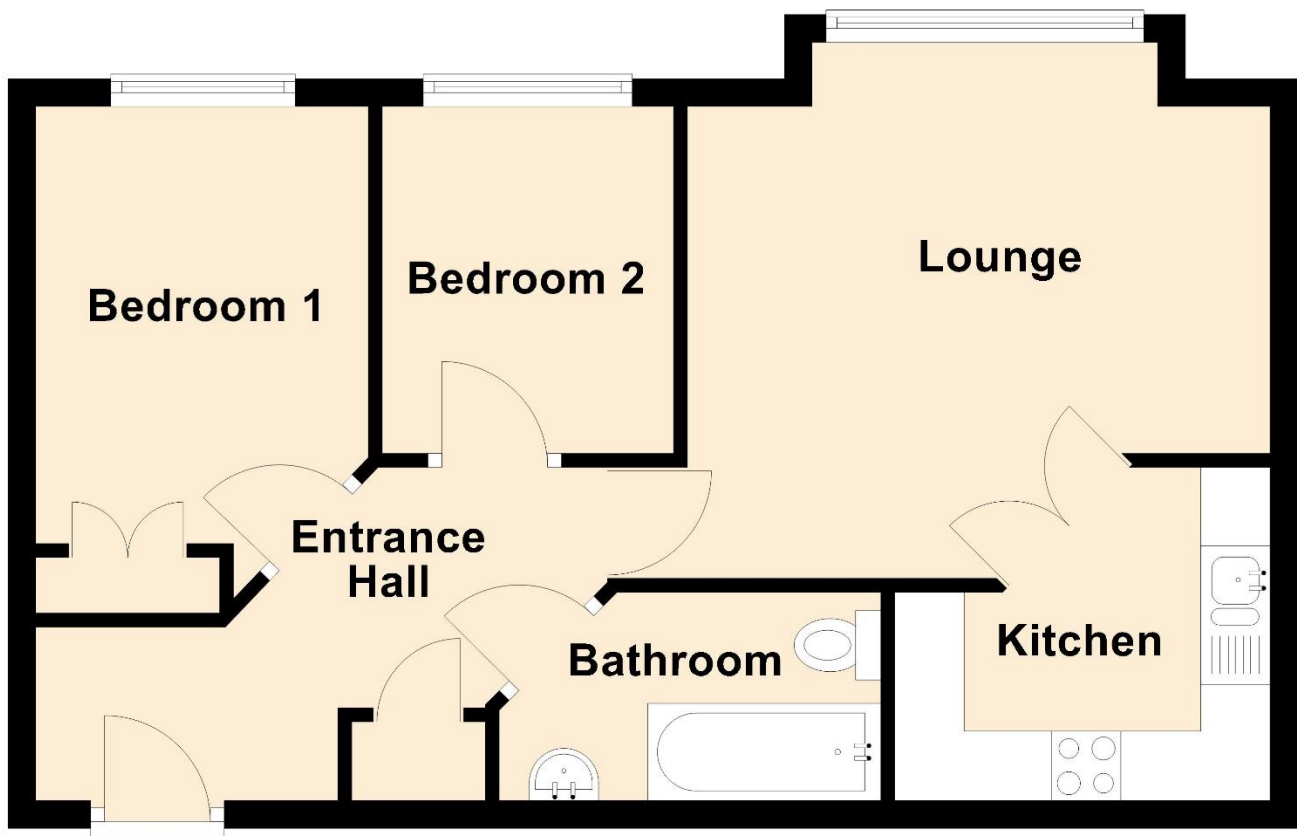


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Ground Floor

Approx. 45.6 sq. metres (490.7 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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