



Offers in the region of £85,000

45 Aldergrove Place, Coedpoeth,
Wrexham LL11 3NZ

 2 Bedrooms

 1 Bathroom

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General Remarks

This completely self-contained apartment comprises one of the ground floor units in a purpose-built block of four. Fitted with space saving sliding doors it comprises an entrance hall approached through your own front door; living room; dining kitchen; inner hall to TWO BEDROOMS and a bathroom with over-bath shower. Central heating is provided by a modern "Worcester" gas combi boiler and timber framed double glazing is installed. Outside there is a communal parking and drying area at the rear and a useful side storage/patio area. The apartment is held on a 99 year lease from 1993. Current Ground Rent £25.00 pa and last Service Charge £161.00 pa (subject to annual adjustment). EPC Rating – 69|C.

Location: The property is situated in the last block of apartments before leaving the village about two hundred yards from the nearest bus stop on the main Ruthin Road and about four hundred yards walk on level ground from the new Co-Op Convenience Store. Coedpoeth lies on the A525 Wrexham (3 miles) to Ruthin (10 miles) Road. Wide ranging amenities include a choice of Welsh and English speaking Primary Schools; a Public Library; both Dental and Medical Centres, and a variety of Shops. The nearest access-point onto the A483 is two miles away, from where there is dual carriageway to Chester (12 miles) and the motorway network.

Constructed of brick-faced external cavity walls beneath a Mansard-style tiled roof.

Accommodation

Entrance Hall: Built-in cupboard.

Living Room: 12' 0" x 10' 8" (3.65m x 3.25m) Radiator. Television aerial point. Two double power points. Understairs store with single power point.

Dining Kitchen: 12' 0" x 7' 1" (3.65m x 2.16m) Fitted with the original laminate fronted units including a single drainer stainless steel sink inset into a single base unit and drawer pack with extended work surface, beneath which there is plumbing for a washing machine and a "Beko" fridge. Separate work surface with freezer beneath. Free-standing electric "Creda" cooker. Two suspended double wall cabinets. Ceramic tiled splash-back. Radiator. Telephone point. Three double power points and electric cooker point.

Inner Hall: 10' 9" x 2' 9" (3.27m x 0.84m) Central heating thermostat. Boiler cupboard accommodating the "Worcester" combination gas fired boiler.

Bedroom 1: 11' 5" x 9' 0" (3.48m x 2.74m) Television aerial point. Radiator. Double power point.

Bedroom 2: 8' 8" x 7' 6" (2.64m x 2.28m) Double power point.

Bathroom: 8' 0" x 4' 11" (2.44m x 1.50m) Fitted three piece suite comprising a panelled bath with shower mixer tap attachment and screen above, close coupled w.c. and pedestal wash hand basin. Part tiled walls. Radiator.



Outside: Concreted rear yard with communal Drying and Parking Areas. Sloping grassed front garden. Flagged side Patio/Storage Area adjoining a wooded area.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Worcester" combination gas fired boiler situated in a cupboard off the Inner Hall.

Tenure: Leasehold. Vacant Possession on Completion. The apartment is held on a 99 year lease from 1993. Current Ground Rent £25.00 pa and last Service Charge £161.00 (subject to annual adjustment). NO CHAIN.

Viewing: By prior appointment with the Agents.

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

Directions: For satellite navigation use the post code LL11 3NZ. Leave Wrexham on the A525 in the direction of Ruthin. On entering Coedpoeth continue up the hill and through the village centre until eventually turning right onto Gwernygaseg Road immediately before the former Five Crosses Pub and immediately opposite the turning for Minera. The property will be seen as the last on the left.

Ground Floor

Approx. 47.5 sq. metres (510.9 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.