

3 St. Giles Court, Wrexham, LL13 7NR  
£127,500                      MW46416



**DESCRIPTION:** Situated in a popular and convenient location is this 2 bedroom ground floor apartment which offers spacious living accommodation to briefly comprise communal entrance, entrance hall, open plan lounge/diner/kitchen fitted with a range of units with integrated appliances, master bedroom with ensuite (REFITTED 2023), 2nd bedroom and combined bathroom and wc (REFITTED 2023) The accommodation is complimented by electric heating and UPVC double glazing and externally there is secure parking with one designated parking space. LEASEHOLD. COUNCIL TAX BAND C.

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**GEORGE A MURRAY FNAEA – RESIDENT PARTNER**

**Viewing by arrangement through Wrexham Office**

**35/37 King Street, Wrexham, Clwyd, LL11 1HR Tel: 01978 262275**

Opening hours 9.00am-5.30pm Monday – Friday 9.00am – 4.00pm Saturday

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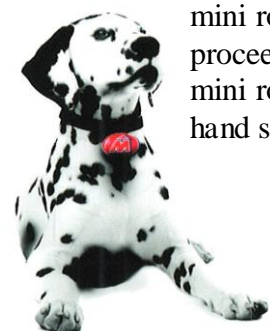
**DIRECTIONS:** From the agents Wrexham office proceed around the one way system to the mini roundabout on the corner of Grosvenor Road, take a left turn into Grosvenor Road and proceed to the traffic lights turning right and first left into Bradley Road, continue to the the mini roundabout, turn left into Watery Road and the development will be noted on the right hand side.



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**Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG**

Shotton Office: 01244 814182    Wrexham Office: 01978 262275    Mold Office: 01352 758088  
Holywell Office: 01352 712271



**LOCATION:** Situated in a popular and convenient location within walking distance to Wrexham City centre facilities, Maelor Hospital and the train station with the main road network being close by for commuting to Chester city centre and the surrounding areas of employment.

**PURCHASERS NOTE:** Purchasers will note the apartment is Leasehold on a 999 year lease from 2007 with a monthly management charge of £133.00 to cover ground rent, buildings insurance and maintenance to outside areas and internal communal areas.

**HEATING:** Electric heating installed.

**COMMUNAL ENTRANCE:** Speak and enter system. Hall and stairs leading to apartment.

**ENTRANCE HALL:** Wood effect floor covering. Built in airing cupboard housing hot water cylinder. Wall mounted electric panel heater. Front entrance door.



**KITCHEN/DINING AREA/LOUNGE:** 19' 3" x 17' 0" (5.87m x 5.18m) The kitchen is fitted with a range of wall and base units with worktop surfaces with inset stainless steel sink unit and splash back tiling with integrated appliances to include hob, extractor hood, oven, fridge freezer, dish washer and washing machine. Two wall mounted electric panel heaters. Door leading onto Watery Road.



**BEDROOM 1: 11' 3" x 9' 8" (3.43m x 2.95m) Fitted mirrored wardrobe facilities. Wall mounted electric panel heater. Window to side elevation.**



**ENSUITE: REFITTED 2023. Chrome style towel rail. Fitted 3 piece white suite comprising wc, wash hand basin and tiled shower enclosure with fitted shower. Half tiled walls. Inset ceiling lighting.**





**BEDROOM 2:** 10' 5" x 8' 1" (3.18m x 2.46m) Wall mounted electric panel heater. Window to rear elevation.



**BATHROOM:** REFITTED 2023. Chrome style towel rail. Fitted 3 piece white suite comprising wc, wash hand basin and panelled bath with shower above. Tiled floor. Part tiled walls. Inset ceiling lighting.



**OUTSIDE:** Externally there is secure parking with one designated parking space. Communal garden and bin store.

**TERMS OF SALE:** -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

**PURCHASING PROCEDURE: - TO MAKE AN OFFER - MAKE AN APPOINTMENT.** Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

**SURVEY DEPARTMENT:** - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

**AGENTS NOTE:** – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey

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