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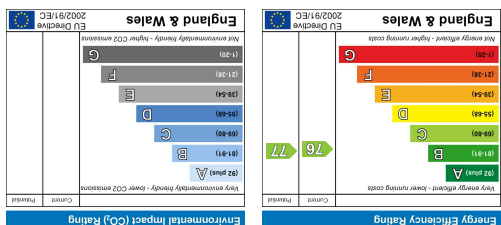
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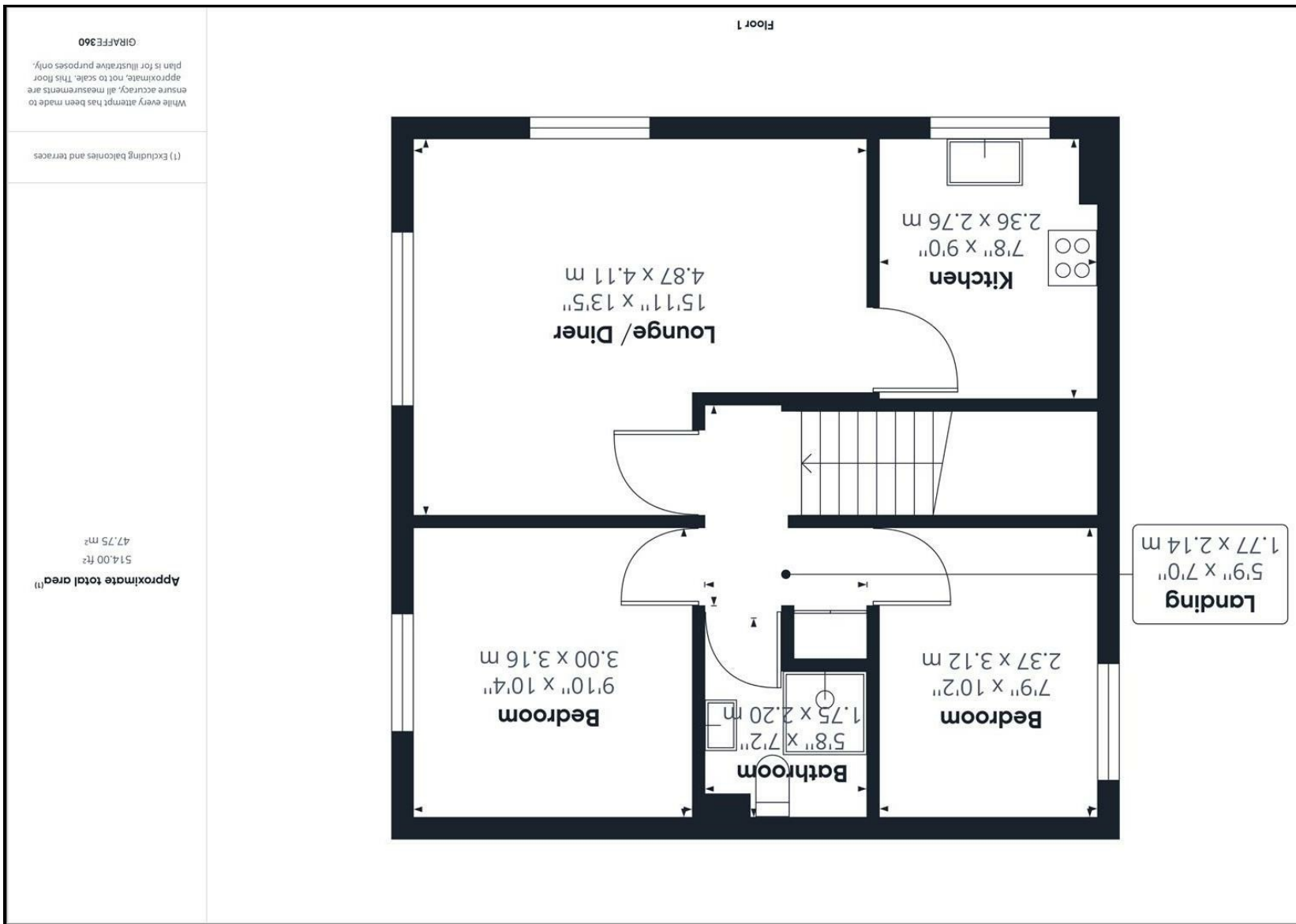
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CAE MEFUS, HOLYWELL

£62,500



FIRST FLOOR APARTMENT WITH STAIR LIFT | OVER 55'S ONLY. The Apartment is being offered to the market with NO ONWARD CHAIN and is catered solely for those Over the Age of 55 on a 70% / 30% Share with Clwyd Alyn as part of their 'Leasehold Scheme for the Elderly'.

In brief, accommodation comprises: Entrance Hallway with stair lift up to accommodation. Lounge/ Dining Room, Kitchen, Two Bedrooms and a Shower Room. The property benefits from having Upvc Double Glazed Windows, Gas Central Heating and an 'Off Road' Parking Space.

The maintenance for this property is £142.81 PCM, which includes the upkeep of windows, doors, gardening, window cleaning, building maintenance and warden alarm.

The property is walking distance of Holywell Town Centre offering a range of shops including recreational and sporting facilities, schools and public transport. The A55 is close by and is within easy access of the main motorway networks.

Accommodation Comprises:

Upvc double glazed door opens into:

Entrance Hall:

Coat hooks, fire alarm, panelled radiator, stairs with stair lift lead up to the first floor accommodation.

First Floor Landing:

Intercom system, wall mounted remote control for stair lift, built-in storage cupboard with cylinder tank, built-in cupboard housing electric fuse box, wall mounted heating thermostat, doors into:

'L' Shape Lounge/ Diner:

Dual aspect Upvc double glazed windows to the front and side elevation with a view over Holywell town and towards the Dee Estuary, two panelled radiator, wall jounted warden controls, door into:

Kitchen:

Kitchen housing a range of wall and base units with roll top work surfaces, stainless steel sink unit and drainer with swan neck mixer tap over, built-in double electric oven and grill with four ring gas hob and extractor fan over, tiled splashback, tiled effect vinyl flooring, cupboard housing gas central heating boiler, Upvc double glazed window to the side elevation with a view over Holywell town and towards the Dee Estuary.

Bedroom One:

Wardrobe with hanging rail, shelving and sliding door, panelled radiator, Upvc double glazed window.

Bedroom Two:

Wardrobe with hanging rail, shelving and mirrored doors, panelled radiator, Upvc double glazed window.

Wet Room:

Wet room with wall mounted electric shower, courtesy chair and disability aids, low flush W.C., sink and vanity unit, panelled radiator, shaver point, tiled wall.

Outside:

Cae Mefus is accessed via Pen Y Ball Street. There is 'Off Road' parking for each apartment. To the front of No6 there is an external storage cupboard, ideal for tumble dryer or boot area.

Council Tax Band B

We Can Help!

We are delighted to offer you FREE mortgage advice in our local offices, conveniently located in Chester and Buckley. Pop into our office for a chat with our adviser, who will gladly assist you on your journey and source you the best product for your needs.

Free Valuation

Thinking of selling or letting? We can help! Why not have our sales manager visit your property to discuss how we can assist with your next steps. We are a proud, family run independent estate agent with local expertise, make the most of our FREE service and assume your budget ready for your next move. Get in touch, we can help!

Additional Information:

The flat is available for over 55's only. There is a Maintenance charge from 1st April 2023 of £142.81 per month which covers - Building Insurance, Maintenance of Communal Areas to include: Window cleaning, grass cutting, external lighting repairs, external building repairs, car park repairs.

Leasehold Schemes for the Eldery are purpose built grouped housing, with good neighbour or alarm-call support. A copy of the 'Leasehold Schemes for the Eldery' brochure is available upon request

