



12 Llys Menai Dale Street Menai Bridge LL59 5QW
 Leasehold Flat/Apartment
 £149,500

- Superbly Presented Favoured First Floor Flat With Sought-After South Facing Dual Aspects
- 2 Bedrooms/1 Reception/1 Bathroom -Communal Lounge & Laundrette
- Very Convenient For Bus Stop, Shops & Towns Amenities
- 360 Virtual Tour <https://tour.giraffe360.com/ce0b7b62655a448d841157cf669c0526/>
- Fitted Wardrobes To Main Bedroom
- Retirement Apartment (From 55 Years Old)
- Viewing Is Highly Recommended
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Electric Storage Heaters

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Property Summary

A superbly presented 2-bedroom first floor flat occupying a favourable dual aspect location facing south. Benefiting from Upvc double glazing along with electric night storage heating, the spacious accommodation briefly comprises: vestibule, entrance hall with built in airing/meter cupboard, lounge/diner with electric fireplace and timber surround, coved ceilings and window to front aspect, sliding doors through to a high gloss fitted kitchen with base and wall storage cupboards, space for free standing fridge/freezer, electric oven, ceramic hob & extractor fan over, complimentary tiled splashbacks, low maintenance floor covering & window to side aspect overlooking playing fields and library, bedroom 1 with a bank of fully fitted wardrobes and matching chests, window to front aspect, bedroom 2 with free standing robes and a window to front aspect and completing the accommodation is a contemporary bespoke fully fitted bathroom suite briefly comprising a panelled bath with shower attachment, low flush wc, vanity sink base unit, chrome heated towel rail and complimentary tiled walls.

A highly popular and conveniently located development centrally positioned close to the centre of Menai Bridge with all its associated social/shopping amenities. Early viewing is highly recommended.

The flat has emergency pull cords, a main door telephone intercom system, fire alarm, smoke detectors and an emergency lighting installation. The development as a whole has an on-site part time manager/warden, lift to all floors, a communal laundry room, a communal lounge with kitchen and a useful guest room which can be reserved for visitors. Llys Menai stands in communal landscaped grounds which have lawned areas with mature trees, plants and shrubs, a seating area and SHARED PRIVATE PARKING.

SERVICE CHARGE: Llys Menai is managed by Clwyd Alyn Housing Association Ltd. Flats are disposed of through assignment of the Lease by the current Lessee or their personal representatives and it should be noted that any potential purchaser will need to satisfy the Association's requirements and conditions and must complete an application form, the main ones being as follows: a) occupants have to be of retirement age (over 55) and be capable of living independently. b) the flat must be owner occupied and not be sub-let. c) the occupier will be responsible for paying the monthly service charge which, for the 12-month period from the 1st of April 2022 is £163.67 per month. A schedule of the items which this covers can be seen on request. d) the owner will also be responsible for paying the Deferred Service Charge paid on disposal of the flat (1% of the original purchase price at the time of disposal per year of residence). e) the day-to-day service charge is payable even when an apartment is unoccupied. The Association requires a copy of the Memorandum of Sale once a buyer has been found and a Completion Statement on completion of sale.

TENURE: We are advised by the vendor that the apartment is held on a 999-year lease from 1991.

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Council Tax Band C

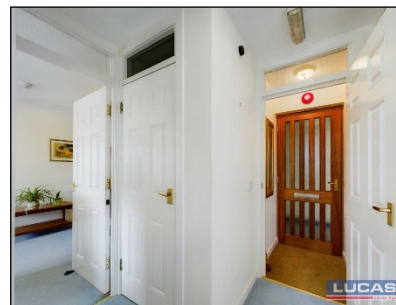
Exact Location

what3words ///packaged.singled.taller

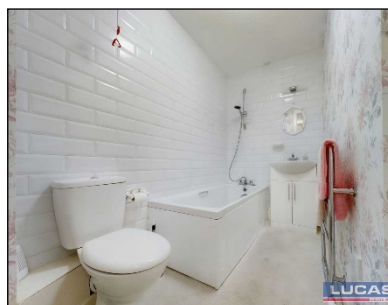
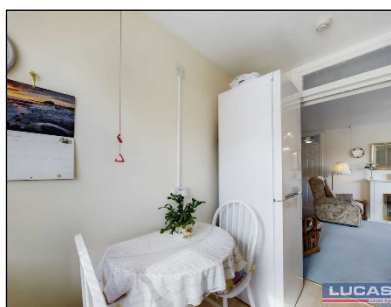
AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

Note to Customers

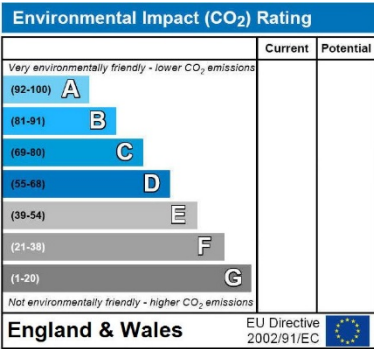
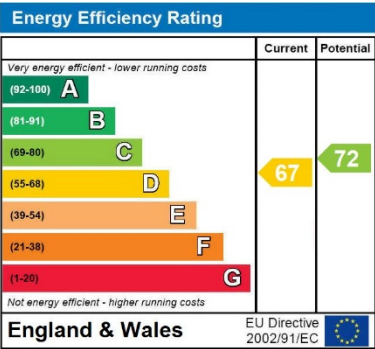
Lucas Estate Agents recommend clients/customers to use the conveyancing services of Mackenzie Jones Solicitors. The client/customer will receive a free, no obligation conveyancing quote from Mackenzie Jones Solicitors, should the client/customer proceed to engage the services of Mackenzie Jones Solicitors and a property transaction successfully completes, then Lucas Estate Agents will receive a referral fee of £120 inclusive of VAT. Lucas Estate Agents recommend clients/customers to use the financial services of FFP Solutions Ltd. With the consent of the client/customer, their details will be passed on to FFP Solutions Ltd to assist with their financial requirements. Should the client/customer proceed to engage the services of FFP and successfully purchase a product/service then Lucas Estate Agents will receive a referral fee of 50% of any commission earned by FFP Solutions Ltd



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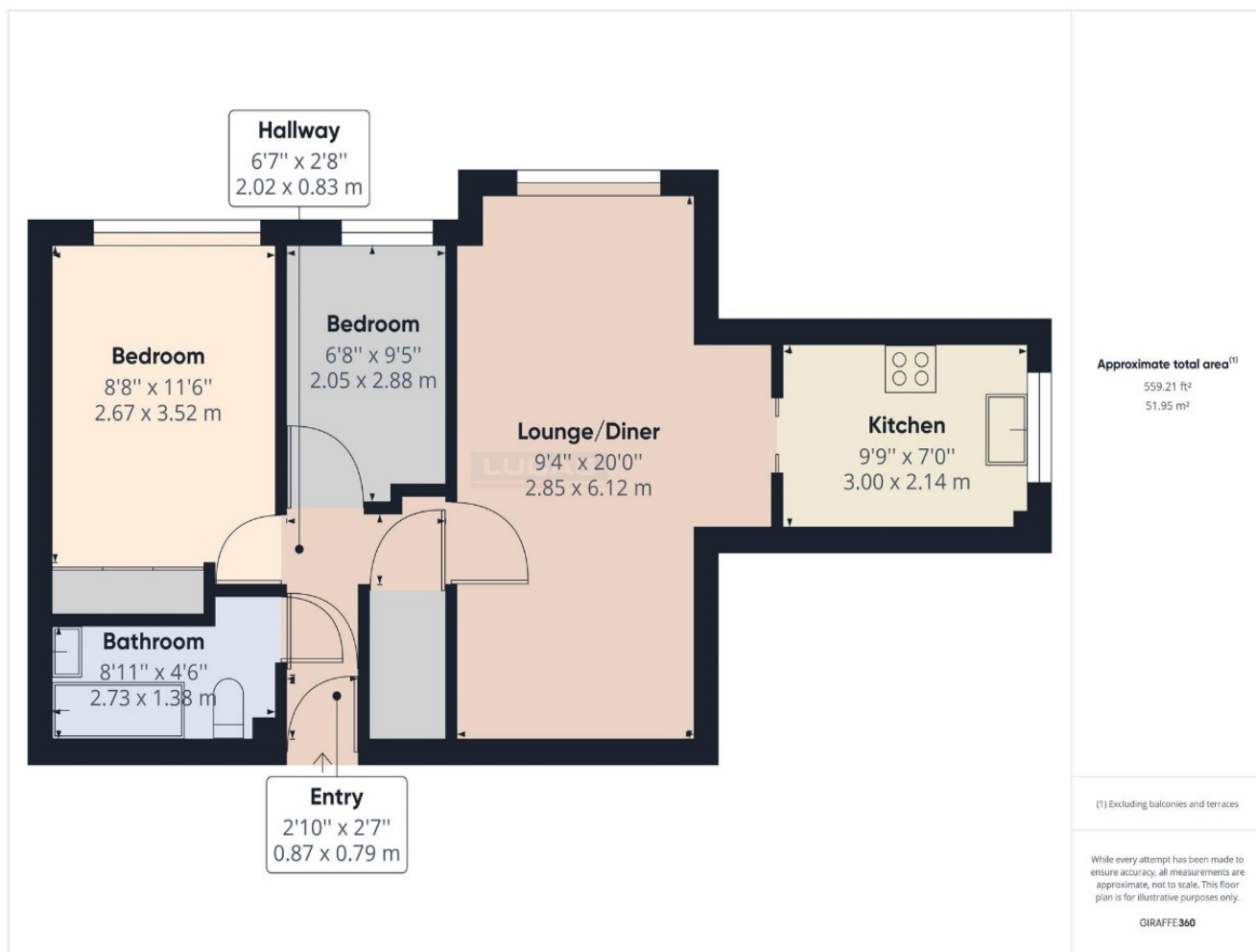


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<https://find-energy-certificate.service.gov.uk/energy-certificate/8611-7420-6959-1736-0922>

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