



3 Llys Menai Dale Street Menai Bridge LL59 5QW  
Leasehold Flat/Apartment  
£142,500

- Superbly Presented Ground Floor Flat
- 2 Bedrooms/1 Reception/1 Bathroom -Communal Lounge & Laundrette
- Very Convenient For Bus Stop, Shops & Towns Amenities
- Retirement Apartment (From 55 Years Old)
- Viewing Is Highly Recommended
- Double Glazing To Create A Triple Glazed Effect
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Electric Storage Heaters
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These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

## Property Summary

A superbly presented 2-bedroom ground floor flat occupying a favourable location facing dale street. Benefiting from Upvc double glazing along with additional secondary glazing to create triple glazing together with Rointe electric digital controlled modern radiator providing on demand heating, the accommodation briefly comprises: entrance hall, airing cupboard, L shaped lounge/diner, fitted kitchen with BOSCH Integrated appliances, 2 bedrooms and a bespoke fully fitted LIVING LIFE bathroom suite. There is also the additional benefits to the new occupant of a communal lounge area and launderette. PLEASE NOTE that occupants have to be over 55 years of age and the flat must be owner occupied and not sub-let. 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.

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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 2023 is £167.45 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.

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

Council Tax Band C

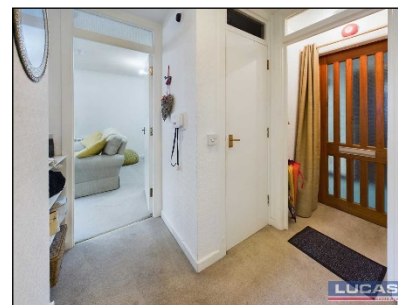
Exact Location

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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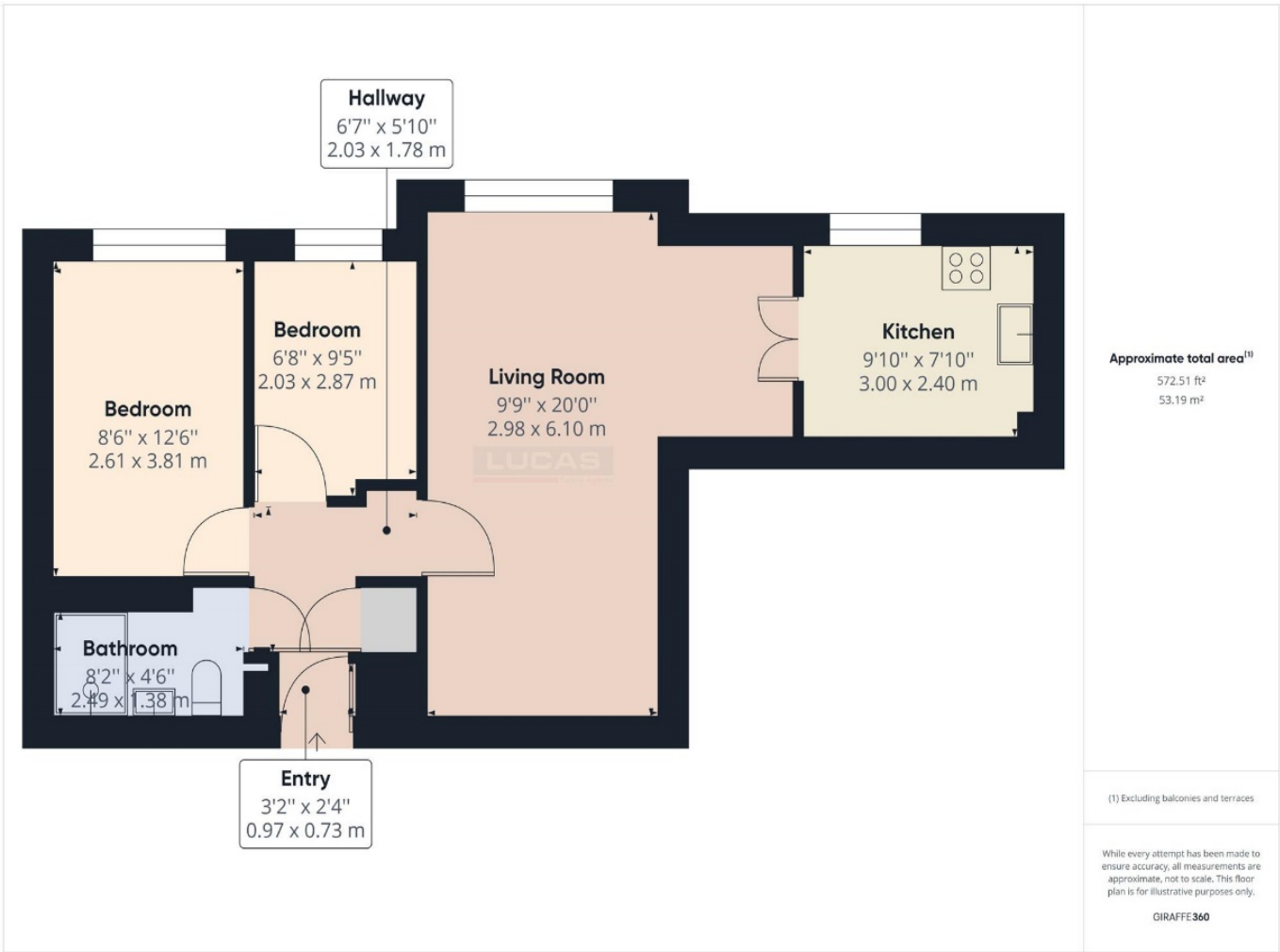


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		68	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

<https://find-energy-certificate.service.gov.uk/energy-certificate/2548-9055-6214-7618-6930>

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