



## Flat 3 Llesty Place, Old Chester Road, Holywell, Flintshire, CH8 7SQ

**£160,000**

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**EPC - D61 Council Tax Band - C Tenure - Leasehold**

# Lluesty Place, Holywell

## 1 Bedrooms - Flat

Set in the grounds of the former Lluesty Hospital is this modern apartment which consists of an open plan kitchen/ lounge area with views over towards the Dee Estuary with one double bedroom, modern fitted kitchen with quartz work tops, and modern bathroom. The property also has the added benefit of allocated parking, electronic gated and door intercom system.

Council Tax Band- D. Tenure leasehold. EPC-D61



### Location

The apartments is situated in a ideal location for those who are working in and around the Holywell area or easy access to the A55 for those people who work in surrounding areas like Wrexham and Chester.

### Accommodation

Timber door giving access to:

### Hallway

With video intercom, wall mounted electric radiator, power points, inset spot lighting to ceiling, laminate wood effect flooring, two built in storage cupboard, one housing the hot water tank and plumbing for automatic washing machine.

### Living Room and Kitchen

18'0" x 16'1" (5.50 x 4.92)

Access via a part glazed timber door into a light and spacious with the continuation of the laminate flooring, with three glazed sash windows two of which enjoy costal views towards The Dee Estuary, a range of modern shaker grey fronted units comprising base cupboards and drawers quartz worktop surface and up-stands, one and a quarter white sink unit with mixer tap, matching wall cupboards, integrated dishwasher and fridge freezer, built-in electric oven and hob with extractor hood over, three electric wall mounted radiators, power points, spot lighting ceiling and exposed roof timbers.



### Bedroom One

12'5" x 10'0" (3.81 x 3.07)

With glazed sash window, electric wall mounted radiator, inset spot lighting to ceiling, exposed roof timber and power points.

### Bathroom

5'10" x 5'10" (1.8 x 1.79)

Having a three piece suite comprising of a tiled panel bath with shower over and splash screen, low flush WC, wall mounted wash hand basin, part tiled walls, tiled floor, white heated towel rail, spot lighting to ceiling, access to roof space and wall mounted LED mirror.



### Outside

Llusty Place is accessed via a fob access with electric entrance gate and has allocated parking for two vehicles and visitors parking available. The apartment is accessed via a key coded security door.





TOTAL: 43.3 m<sup>2</sup> (466 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	61
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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