

Wingetts

More than just estate agents



305 Lower Dee Mill, Llangollen, LL20 8RQ

Price £260,000

A well presented first floor two double bedroom apartment with Balcony overlooking the River Dee. The apartment briefly comprises a central entrance hall, fitted kitchen with Integrated appliances, spacious lounge with direct access to the balcony, two double bedrooms, one with en-suite shower room and bathroom. The property benefits from full gas central heating and double glazing, audio door entry system for visitors with door release, TWO allocated parking spaces and bike stores. NO CHAIN

Location

Lower Dee Mill is now firmly established as one of town's most sought after and convenient residential developments. Providing modern and well appointed apartments in this delightful riverside location set within private car parks and maintained gardens. The development lies just a few minutes walk along the riverside into the town centre where there is an excellent range of local shops, schooling and social amenities.

Entrance

A welcoming dual aspect entrance hall with internal glazed panels to Lounge, built in desk/study area, radiator, smoke detector, useful storage cupboard. Entry phone system.

Lounge 22'5" x 11'8" (6.84 x 3.58)

A light and airy room with sliding patio doors to the balcony offering a delightful seating area over looking the River Dee, radiator.

Kitchen 9'6" x 9'7" (2.91 x 2.93)

Fitted with a range of base and wall cupboards complimented by work surface areas incorporating sink unit and mixer tap. AEG electric hob, oven and grill with stainless steel extractor above, integrated AEG microwave, integrated fridge/freezer, integrated dishwasher, integrated washer/dryer, under unit lighting, part tiled walls.

Master Bedroom 16'4" x 8'10" (4.98 x 2.71)

A good sized bedroom with double glazed door to Juliet balcony with views over the River Dee, built in wardrobes with overbed storage and bedside units, radiator and door to:-

En-Suite

Appointed with shower enclosure having mains shower, low level w.c and wash hand basin set within vanity unit with mirror and spotlights above, chrome heated towel rail, extractor, part tiled walls.

Bedroom Two 12'9" x 8'8" (3.91 x 2.66)

A double bedroom with built in storage and overbed units, double glazed door to Juliet Balcony with views over the River Dee, radiator.

Bathroom

A three piece suite of bath with mixer tap, low flush w.c and wash hand basin set within vanity unit with mirror and spotlights above, part tiled walls, chrome heated towel rail.

Outside

The Apartment benefits from a Balcony from which to enjoy the far reaching views in all directions over the River Dee. Set within gardens maintained by the management company which include TWO allocated car parking spaces.

Gardens include a Riverside garden over looking the River Dee.

Leasehold

The property is Leasehold of 999 years commencing on 17th March 2006

Service Charge

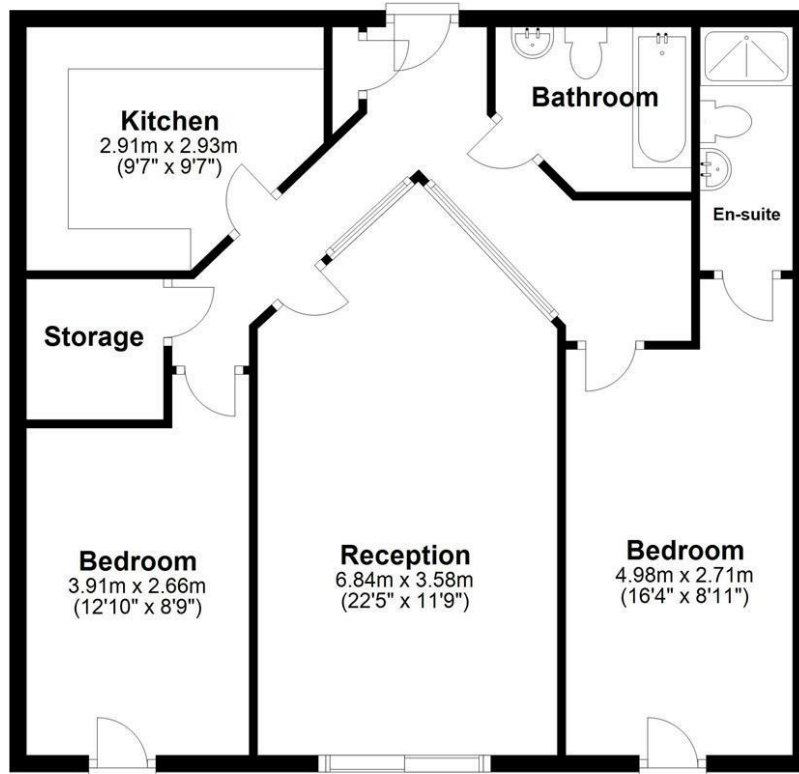
There is a Annual service charge made for the general maintenance of the common parts, gardens and car parking areas together with buildings insurance etc currently charged at £3,340.39 per year.



Floor Plan

Ground Floor

Approx. 79.8 sq. metres (858.8 sq. feet)



Total area: approx. 79.8 sq. metres (858.8 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale.
 www.propertyphotographix.com. Direct Dial 07973 205 007
 Plan produced using PlanUp.

305 Lower Dee Mill, *

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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