



# JONES PECKOVER

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## Flat 14, Llannerch Hall Llannerch Park, St. Asaph, LL17 0BD

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

A unique opportunity to purchase a one bedroom top floor flat in this converted Grade II Listed Manor House. Ample parking area and communal gardens.

### MAIN FEATURES

- ONE BEDROOM APARTMENT
- COUNTRYSIDE VIEWS
- CENTRAL HEATING
- COMMUNAL GARDENS & PARKING
- TENURE - LEASEHOLD
- EPC RATING - D

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### ACCOMMODATION (APPROXIMATE MEASUREMENTS ONLY)

#### HALLWAY

Radiator.

#### LOUNGE

13'10" x 11'0" (4.22m x 3.37m)  
 Countryside views. Radiator.

#### KITCHEN

12'4" x 5'11" (3.77m x 1.82m)  
 With fitted wall and base units having complementary work surfaces and tiled splash backs. Worcester boiler.

#### SHOWER ROOM

Shower cubicle with mains shower. Low level WC. Pedestal wash hand basin. Tiled walls and floor. Radiator.

#### BEDROOM

10'10" x 9'0" (3.31m x 2.75m)  
 Radiator. Views.

### MISREPRESENTATION ACT

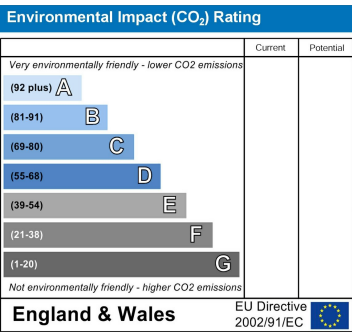
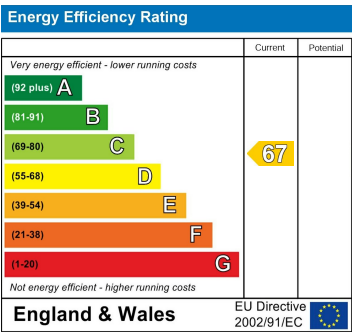
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### MONEY LAUNDERING

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport, Photo Driving Licence and a recent Utility Bill.

### TENURE

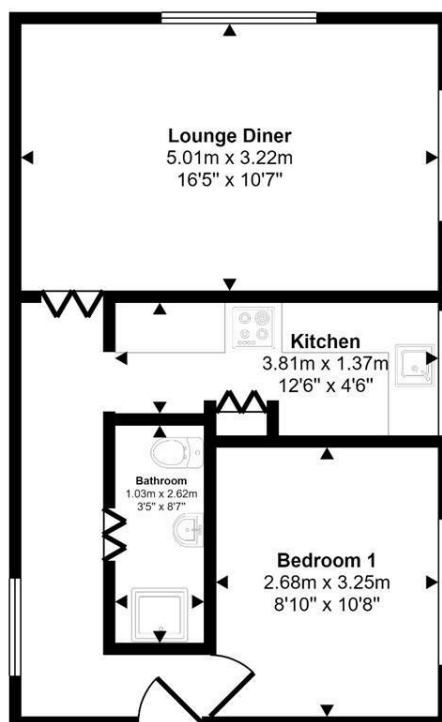
Leasehold. 950 years remaining.  
 Service charge: £6253 per anum







42 sq m / 455 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

