



## 2 Jenard Court

, Holywell, CH8 7SL

£130,000



We are delighted to offer This practical Two Bedroom First Floor Apartment offering both accessibility and functionality. With a handy stair lift installed, it ensures ease of movement for all. Inside, discover spacious accommodation designed for everyday living. Outside, a generous garden provides space for relaxation or gatherings, complemented by allocated parking for added convenience. Embrace the simplicity of accessible living combined with the practicality of a well-equipped home, all within reach of local amenities.

The accommodation features an Entrance Porch, Hallway, Two Bedrooms, and a Shower Room, providing a comfortable living space. Noteworthy features include Upvc Double Glazed Windows and Gas Central Heating, ensuring a cozy environment throughout the property.

Upon entering the property, wooden gates lead to a paved patio area for 'Off Road' parking, along with a wooden summer house that can be discussed separately. Steps lead up to an artificial grassed area, all enclosed by panelled fencing, creating a private and secure outdoor space.

Residents will appreciate the convenience of being within walking distance of Holywell Town Centre, which offers a variety of shops, recreational facilities, schools, and public transport options. Additionally, the property's proximity to the A55 and main motorway networks ensures easy access for commuters.





### Property Description

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### Accommodation comprises

Composite door with double glazed frosted panels opens in to porch, courtesy light and wall mounted doorbell.

### Enclosed porch

Stairs ascending up to first floor accommodation with fitted stair lift, two uPVC double glazed windows to the side elevations and double panelled radiator.

### Hallway

Loft access, inset spot lights, single panelled radiator, wall lights, wall mounted thermostat controls and doors leading to:

### Lounge 15'8" x 13'10" (4.79m x 4.24m)

Featuring a gas living flame fire with wooden surround and hearth, dual aspect UPVC double glazed windows to the front and rear elevations and two single panelled radiators. Coved ceiling, TV extension points, phone points and inset spot lights.

### Kitchen/Dining Room 12'0" x 8'3" (3.68m x 2.54m)

Housing a range of wall and base units with wood effect worktops over, splashback tiles and a one and a half bowl stainless sink unit with mixer tap over. Built in electric oven (needs connecting), four ring gas hob and stainless steel extractor hood over. Void and plumbing for washing machine and dishwasher, integrated fridge freezer and cupboard housing boiler. UPVC double glazed window to the rear elevation, inset spotlights, single panelled radiator and wood effect vinyl flooring.

### Bedroom One 10'6" x 12'5" (3.22m x 3.81m)

Fitted with a range of wooden wardrobes with rails and shelving, UPVC double glazed window to the rear elevation, single panelled radiator, inset spotlights and wood effect laminate flooring.

### Bedroom Two 10'6" x 9'11" (3.22m x 3.03m)

Fitted with a range of wardrobes with mirror sliding doors, uPVC double glazed window to the front elevation, inset spotlights and single panelled radiator.

### Shower Room 8'2" x 7'11" (2.50m x 2.43m)

Three piece Suites comprises: low flush W.C, vanity unit with inset sink and mixer tap over and full tiled double shower cubicle with electric shower over. Tiled walls up to dado height, wood effect vinyl flooring, UPVC double glazed window to the front elevation, extractor fan and inset spot lights. Cupboard with shelving and decorative stained glass panel.

### Outside

#### To The Side

To the side of the property you will find a generous-sized garden with a paved patio area ideal for hosting barbecues and outdoor furniture, you will also find a raised garden area laid with artificial grass for ease of maintenance. There is a summer house which can be discussed separately and the garden is bound by panelled fencing.

### Parking

The property has one allocated parking space in the car park.

### WOULD YOU LIKE A FREE VALUATION ON YOUR PROPERTY?

We have 30 years experience in valuing properties and would love the opportunity to provide you with a FREE - NO OBLIGATION VALUATION OF YOUR HOME.

### VIEWING ARRANGEMENTS

If you would like to view this property then please either call us on 01352 711170 or email us at [holywell@reidandroberts.com](mailto:holywell@reidandroberts.com)

We will contact you for feedback after your viewing as our clients always like to hear your thoughts on their property.

### MONEY LAUNDERING REGULATIONS

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### MISDESCRIPTION ACT

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

### MAKE AN OFFER

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

### LOANS

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

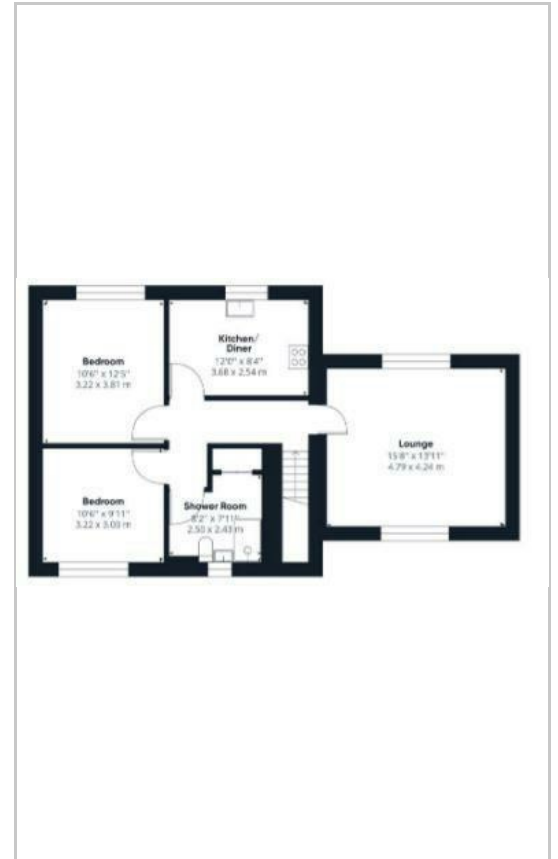
### INDEPENDENT MORTGAGE ADVICE

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01352 711170.

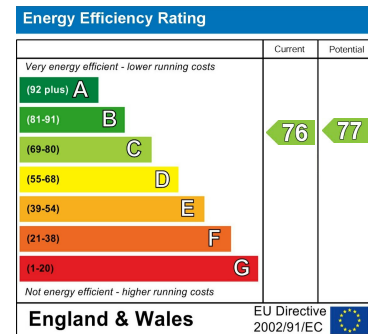
## Area Map



## Floor Plans



## Energy Efficiency Graph



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