



**Plas Meuryn,**

**Bangor**

**2 Bed**

**Flat**

**Asking Price**

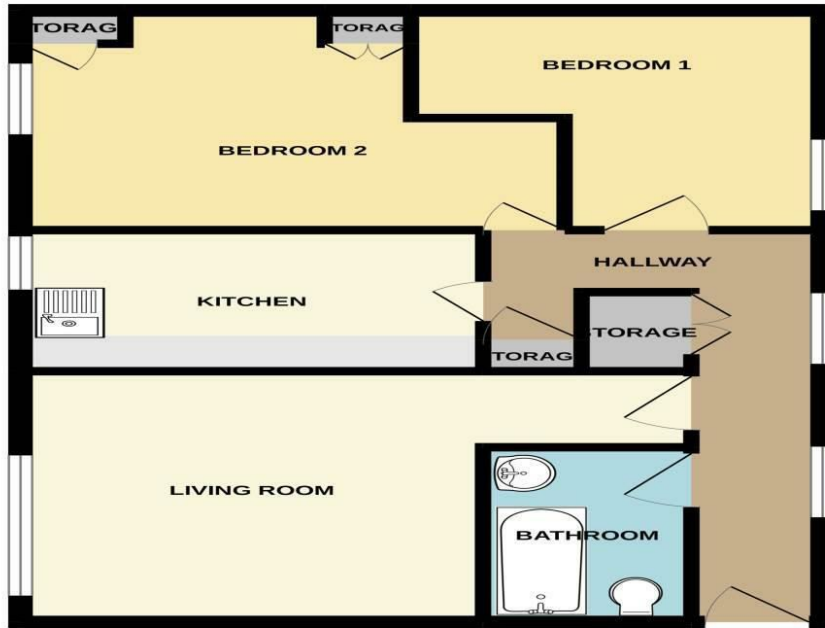
**£95,000**



**VARCITY  
LIVING**

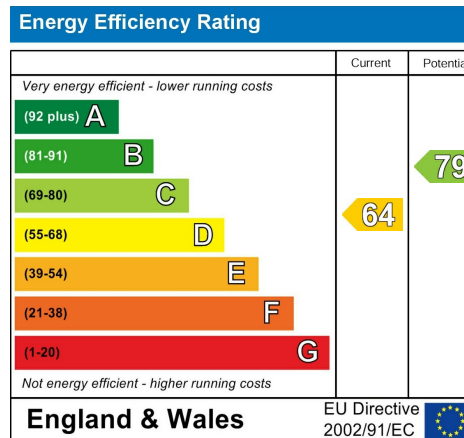
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GROUND FLOOR  
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA - 547 sq.ft. (50.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- Spacious 2 bed 1st Floor Apartment
- Off Road Parking
- Bathroom / WC with bathtub and shower
- Suitable to Rent or for Residential Occupation
- Gas Central Heating
- Rental Income £12,686 pa
- Lounge and Fitted Kitchen with oven & hob
- Occupants Secured unit July 2024
- EPC rating D
- Convenient Town Centre Location



A stylish and modern, two bedroom apartment with current occupants in situ for the 24/25 academic year providing a total gross rent (exc utilities) of £12,686 In line with inflation, there will be a rental increase for 25/26.

Situated on the first floor within an apartment block, this leasehold two bedroom property comprises of two bedrooms (one master), living room, bathroom and kitchen. Offering an abundance of space and a large communal living area, filled with plenty of natural light.

Located at the bottom of Bangor High Street with easy access to a plethora of local amenities such as supermarkets, pubs, clubs, shops, restaurants and cafes. The property is also conveniently situated only 350 meters from Bangor seafront, offering panoramic views of the Menai Straits and Anglesey. Benefiting from an off-road parking space.

### CONTACT

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