



5 Llys Rhostrefor, Amlwch Road, Benllech,  
Isle Of Anglesey, LL74 8SS



**Price: £239,950**

- Ground Floor 2 Bedroom Flat in modern complex
- Having sea and distant mountain views
- Currently a holiday let under business rates
- Ideal investment , bolt hole or Permanent Use
- All contents/Furniture can be included
- Open plan Lounge diner & fitted kitchen area
- 2 Main Bedrooms with 1 en suite
- Converted Study and main bathroom
- Communal grounds, parking, front patio area
- Lpg Gas Central Heating, UPVC d/Glazing



[monproperties.co.uk](http://monproperties.co.uk)





### **Accommodation - Ground Floor**

Communal Entrance door leads to a hallway and access to ground and first floor flats.

**Entrance Hallway** 16' 5" x 2' 11" (5.0m x 0.9m)  
radiator

**Lounge/Diner** 15' 1" x 12' 6" (4.6m x 3.8m)  
Being open plan to the kitchen area and with a lovely aspect to the front with door and windows to front patio /grassed area and lovely views over village to sea and mountains beyond. Radiator open to

**Fitted Kitchen** 15' 1" x 6' 11" (4.6m x 2.1m)  
Well fitted out with a good range of timber finished base and wall units with display cabinets and solid timber working surfaces with inset mono bloc sink unit, integral oven, hob and cooker hood and dishwasher. Ample provision for fridge freezer and washing machine. Cupboard housing lpg gas central heating boiler, radiator, double glazed window to front with same view.

**Rear Bedroom 1** 11' 10" x 9' 10" (3.6m x 3.0m)  
Double glazed window and radiator.

**En-suite Shower room** 6' 11" x 5' 3" (2.1m x 1.6m)  
Shower cubicle and mains fed shower, wash basin, w.c., chrome heated towel rail/radiator, extractor, shaver;/light point, tiled walls.

**Bedroom 2** 12' 6" x 9' 2" (3.8m x 2.8m)  
Double glazed window and radiator.





**Study/or office** 7' 5" x 7' 1" (2.26m x 2.16m)  
Currently used as a Bedroom 3 Housing 2 bunkbeds

**Bathroom** 8' 6" x 5' 3" (2.6m x 1.6m)  
Bath with mixer taps and shower attachment and side screen, wash basin, w.c., chrome heated towel rail/radiator, light/shaver point, extractor, tiled walls and floor.

**Exterior**  
Communal parking areas for owners and guests, communal garden areas. The property has access to the front grassed area/seating area.

**Facilities - Lpg Gas Central Heating and UPVC Double Glazing**  
The Lpg supply is communal with a large underground bulk storage tank and the heating is controlled by a Hive system which allows remote timing/control via the internet.

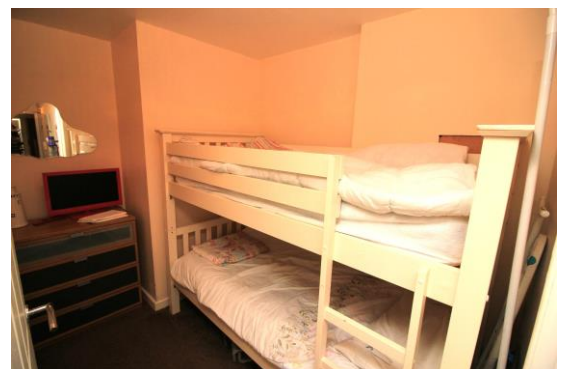
**Sevices - Mains water electricity and drainage. Communal LPG Gas supply**

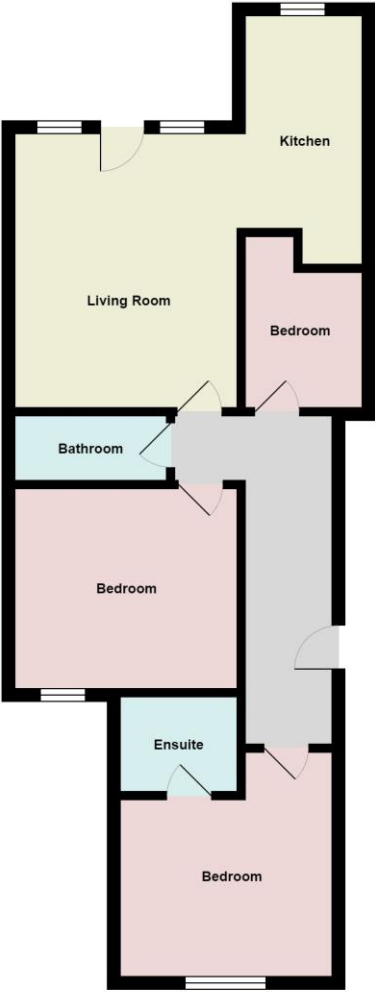
**Tenure - Leasehold Balance of 999 year lease from 2005 (980 years balance)**  
We have been informed by the vendor that there is an annual Service Charge of £1100 approx. this is usually paid in quarterly instalments. There is also Ground Rent of £150 per annum, which is reviewed every 21 years. They have also informed us that on sale of the property, the vendor pays 0.5% of sale value to a sink deposit fund held by the apartment owners' RTM management company. This is to ensure there is adequate contingency to protect owners against larger or unforeseen costs.

**Business Rates - Current RV£2900 100% Exempt Currently**

**Energy Performance Rating D**

**Disclaimer**  
The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. If you require any clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Buyers are advised to make their own enquiries regarding any necessary planning permission or other approvals required to extend this property. Enquiries should be completed prior to any legal commitment to purchase. Anti Money Laundering Regulations At the time of submitting an offer, purchasers will be asked to produce identification documentation and we would ask for your cooperation to ensure there will be no delay in agreeing and progressing with the sale





All measurements are approximate and for display purposes only

