



8 Menai Quays Water Street Menai Bridge LL59 5DB
 Leasehold Flat/Apartment
 £295,000

- Superbly Presented 2 Bedroom First Floor Flat Being One Of Six In Block With Above Average Footprint
- 2 Bedrooms/1 Bathroom/1 Reception
- Allocated Off Road Parking & Visitor Space, Video Entry Phone & Lift Facility
- Ideally Placed Too For Yacht & Boating Enthusiasts With The Well Established Dylans Restaurant, Rib Ride, Boat And Marine Storage
- No Airbnb Or Holiday Lets Permitted
- Sought After Location Close To Waterfront
- Easy Walking To Several Local Restaurants And Public Houses As Well As The Popular Waitrose Store Near The Suspension Bridge
- Services Mains Electric, Metered Mains Water, Mains Drains, Central Heating Gas Fired

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Property Summary

A Very Well Appointed & Superbly Located First Floor Apartment Boasting Glimpses Of The Menai Strait & Well Placed In the Centre Of The Thriving Town Of Menai Bridge. The Low Maintenance Apartment Is Well Placed For The Town Centre Which Is Only A Few Minutes' Walk With A Waitrose Store Some 5-7 Minutes On Foot & The Stunning Walks Via Belgium Promenade To Church Island A Similar Distance. The Property Is Easily Accessible From the A55 Expressway, University & Local Hospital & A Very Short Drive To Renowned Primary & Secondary Schools In The Popular & Sought-After Town Of Menai Bridge. Also, With The Added Benefit Of Having No Onward Chain With Contents Available Extra By Negotiation.

Benefitting From Gas Central Heating & Double Glazing & Briefly Comprising Communal Reception Entrance Hallway With Video Entry Phone & Lift, First Floor Landing With Entrance Door Into Hallway, Open Plan Lounge/Kitchen/Diner With Fully Integrated Kitchen, Sliding Doors Onto South Facing Balcony, 2 Bedrooms & Spacious Bathroom. Externally Off-Road Parking Within Site For One Vehicle Plus Visitor Parking Space Together With A Storage Box In The Car Park. Ideal For Beach Chairs Etc. Must Be Viewed & Anticipate Plenty Of Early Interest

Agents Notes

No Airbnb Or Holiday Lets Permitted

Lease 999 Years From 2011

Ground Rent £201.54 pa

Service Charge £1300 pa To Include Buildings Insurance, Maintenance Of External Areas, Window Cleaning, Lift Servicing, Sinking Fund & General Maintenance

Location

Menai Bridge is a bustling town situated on the edge of the famous Menai Strait. The main town is home to an interesting mixture of Georgian, Victorian and Edwardian architecture and grew up around the original ferry crossing to and from the mainland, long since replaced by the famous suspension bridge built by Thomas Telford. The town is a popular destination for mooring and has facilities for launching boats. Menai Bridge is a great place to shop having a wide variety of independent shops, taverns and restaurants and is situated on the tourist route for the historic town of Beaumaris. There are schools and excellent road links which provide easy access to the city of Bangor just across the water where you will find a wide range of high street stores and out of town shopping outlets. The A55 allows easy access to the coastal towns with their award-winning beaches and the port of Holyhead.

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Council Tax Band D

Exact Location

what3words ///packing.risks.arranges

<https://what3words.com/ways-to-use>

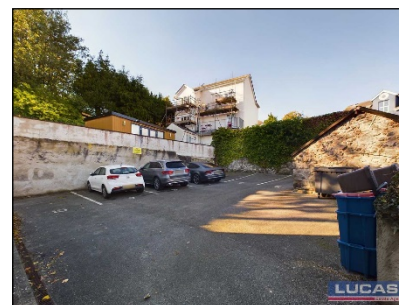
AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

Note to Customers

Lucas Estate Agents recommend clients/customers to use the conveyancing services of Mackenzie Jones Solicitors. The client/customer will receive a free, no obligation conveyancing quote from Mackenzie Jones Solicitors, should the client/customer proceed to engage the services of Mackenzie Jones Solicitors and a property transaction successfully completes, then Lucas Estate Agents will receive a referral fee of £120 inclusive of VAT. Lucas Estate Agents recommend clients/customers to use the financial services of FFP Solutions Ltd. With the consent of the client/customer, their details will be passed on to FFP Solutions Ltd to assist with their financial requirements. Should the client/customer proceed to engage the services of FFP and successfully purchase a product/service then Lucas Estate Agents will receive a referral fee of 50% of any commission earned by FFP Solutions Ltd



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EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/2212-5442-9292-2117-7323>



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