



7 Yr Hen Ysgol Menai Bridge LL59 5HS  
Leasehold-Apartment  
£575,000

- Stunning Penthouse Apartment Located In The Sought After Town Of Menai Bridge
- 3 Bedrooms/1 Bathroom/1 Reception
- Sensational South Facing Views Over The Menai Strait. The Historic Town Of Menai Bridge Itself, Britannia Bridge & Mountains Beyond
- Private Allocated Parking Space With An EV Charge Pont Together With Shared Visitor Parking.
- South Facing Private Wrap Around Balcony With Dual Access From Main Bedroom & Open Plan Lounge/Kitchen/Diner
- Smart Home Package Via App - Control Lighting, Climate, Entertainment, Appliances & Home Security
- Services Mains Electric, 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

Forming Part Of The Exclusive Yr Hen Ysgol Development Is This Stunning Penthouse Apartment Located In The Sought After Town Of Menai Bridge At The Gateway To Ynys Mon. The Apartment Is Generously Proportioned And Being On The Upper Floor Boasts Sensational South Facing Views Over The Menai Strait. The Historic Town Of Menai Bridge Itself, Britannia Bridge & Mountains Beyond. Based On The Top Floor, This 3 Bedroom Penthouse Apartment Benefits From A South Facing Private Wrap Around Balcony And Has Been Built To An Exacting Standard With A High Specification Throughout. The Apartment Briefly Comprises A Keyless Door Access System Video Colour Unit And Phone Into The Reception Area With Lift & Stairwell To The Upper Floor Private Lobby/Landing With Door Leading Into The Entrance Hallway, An Open Plan Lounge/Kitchen./Dining Area With Sliding Doors Leading Out Onto The Wrap Around Balcony Terrace , 2 Double Bedrooms, Bedroom 3 /Study/Office, Walk In Dressing Room/Wardrobe Storage & Fitted Bathroom Suite. The Property Also Benefits From A Private Allocated Parking Space With An EV Charge Pont Together With Shared Visitor Parking.

There Is A Whole Host Of Local Amenities, Bars, Restaurants And Shops Within A Short Stroll With Stunning Walks Along The Belgium Promenade A Few Minutes' Walk Away As Well As A Waitrose Store. Further Afield On The Island Are The Golden Beaches Of Red Wharf Bay, Benllech And The Water sports Paradise Of Rhosneigr.

### FEATURES

\* Key Less Fob/Code Door Access System Video Colour Unit And Phone \* 1 x Allocated parking space \* 2 x Visitors' spaces \* Bin Store at rear \* Outside Lighting \* Lift To Upper Floors \* Sprinkler System \* Smoke Detectors \* Triple Aluminium Glazing \* Electrical Specification To Include TV/Satellite, Data & BT Socket, LED Lighting, Mirror Light Points \* NHBC 7-Year Warranty Remaining \* Permeable Paving Throughout With Landscaping And Cycle Storage \* EV Car Charge Port \* Smart Home Package Via App - Control Lighting, Climate, Entertainment, Appliances & Home Security\* Mood Lighting To Lounge/Kitchen/Dining & Bathroom\* Audio Speaker On Balcony Terrace

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**Kitchen Includes:**

LED spots to kitchen area  
AEG 91cm Ceramic hob  
AEG Single Oven  
AEG Warming drawer 14cm  
Zanussi Integrated Washer/Dryer  
Wine cooler  
Stainless steel 1.5 sink and taps  
Boiling Hot/Cold Filtered Quooker Tap  
Quartz worktops  
Grey glass splash back  
Bug Screens To All Kitchen/Dining/Lounge Windows

**Living Area/Dining Area**

LED spots  
USB  
1 x TV/Sat Quadplexer with cable back to amp  
1 x data point  
1 x BT point

**Bathroom**

Floor to ceiling tiling, fully tiled floor, vanity unit, mirrored light, shaver point  
LED spots, Extractor fan, Chrome towel radiator

**Main Bedroom**

TV Point  
Co Detector  
USB point  
Glazed Door Onto Balcony Terrace

**Walk In Wardrobe/Dressing Room**

Hanging & Shelving Storage

**Bedroom 2**

Fitted Wardrobes & Bridging Storage Units  
1 x TV point  
USB point

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Study/Bedroom 3  
Fitted Wardrobes & Bridging Storage Units With Storage Under  
USB point

Entrance Hall  
LED spotlights  
Smoke detector.

Store cupboard.  
1 x boiler point and thermostat.  
Distribution point  
Sub main and switch fuse.

#### Tenure

We have been informed the tenure is leasehold with vacant possession upon completion of sale. Vendor's solicitors should confirm. A 999-year lease with a £1500 annual service charge which includes building insurance in the monthly service charge and there is £0 ground rent.

#### Location

Yr Hen Ysgol

Nestled on the beautiful coast of North Wales, this luxury development is located in Menai Bridge, Anglesey. With spectacular views of the straits and close proximity to Michelin Star Restaurant, shops including a Waitrose Store, water sport activities and much more.

#### Agents Notes

Central Heating, Audio, Lighting, Door Entry & Alarm All Controllable Via Phone App  
Broadband Speed Is Typically 73-76 mbps Minimum is 60 mbps.  
The Freeholder Is Beau Bridges Residents Management Company  
Some Contents Available Extra By Negotiation

Council Tax Band D £2014.11-2024/2025

#### Exact Location

what3words ///flattered.compiler.provide

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

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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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

<https://find-energy-certificate.service.gov.uk/energy-certificate/9575-0009-0307-0769-0210>

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