



Marine Court

Barnmouth | LL42 1NB

£210,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

Marine Court

Barmouth | | LL42 1NB

A exceptionally spacious and well presented apartment in an extremely well maintained and thoughtfully converted sea front Victorian former hotel just a stone throw from the beach and minutes walk from the High Street and train station.

Located on the first floor, stairs are not an issue as there is LIFT ACCESS. In the heart of Barmouth where parking is a premium, the property also benefits from an ALLOCATED PARKING space within a secure gated car park. To the front there are large communal patio grounds opposite the beach and prom, where residents can soak up the the sun while watching the world go by and enjoy the most spectacular coastal sunsets.

The accommodation will not disappoint, there is a very large lounge/diner, a well equipped kitchen, 3 double bedrooms, (one with en-suite), plus family bathroom. A spacious hallway connects the rooms with plenty of space for coats, shoes and boots.

An additional plus is use of the shared large basement, which is the perfect place for storing beach paraphernalia, bikes and other items.

No 11 Marine Court is the perfect apartment for those looking for a spacious coastal home, coastal retreat or investment opportunity, there is no commercial holiday letting allowed in this exclusive well managed building and the apartment has a high energy efficient EPC rating of C.

- Very spacious 3 bedroom apartment in attractive Victorian building opposite the beach
- Allocated parking in gated courtyard
- Lift access - the apartment is on the first floor with door entry intercom system
- 3 double bedrooms - one with en-suite
- Large lounge/diner
- Extremely energy efficient EPC C, fully double glazed with gas central heating
- Very well presented in well maintained & managed building with no commercial holiday rental permitted
- Communal grounds to the front with sea views
- Excellent location, minutes walk from Barmouth High Street and the sandy beach
- Use of large shared basement



Communal Hallway and Lift

From the front patio and grounds, a grand porch leads to the well maintained spacious communal hallway where a period staircase rises to the first floor. There is lift access to all floors, a rear door to the secure parking and access to the communal basement.

Private Entrance Hall

A private door opens to the spacious hallway with door entry intercom system, plenty of room for coats, boots and shoes, window to the side and doors off to the main accommodation.

Lounge/Diner

19'4" x 21'3" (5.91 x 6.5)

Spacious and light with dual aspect windows and feature fireplace with electric stove effect fire on slate hearth with wooden mantle. There is ample room for a large dining table and chairs in this large room.

Breakfast Kitchen

11'5" x 11'2" (3.5 x 3.42)

Well equipped with a generous range of wooden wall and base units and large amount of counter space. There is an integrated double oven with gas hob and extractor over, integrated fridge freezer and integrated washing machine. With tile effect vinyl flooring and window to the side. There is room in the centre for table and chairs.

Bedroom 1

14'9" x 16'2" (4.5 x 4.95)

A very spacious room with dual windows to the side and door to en-suite:

En-Suite Bedroom 1

With fully tiled walls and vinyl tile effect floor, low level WC, shower cubicle and hand basin.

Bedroom 2

11'5" x 10'1" (3.5 x 3.08)

A further spacious double with window to the side.

Bedroom 3

11'5" x 8'7" (3.5 x 2.63)

A large double with window to the side and built in wardrobe.

Bathroom

37'8" x 23'11" (11.5 x 7.3)

Well appointed with white suite comprising of low level WC, hand basin in vanity unit with lit mirror over, bath and large shower cubicle. Fully tiled walls, tile effect vinyl floor, heated towel rail and obscure window to the side.

Gated Private Parking

To the rear is a gated private car park with allocated parking for the apartments and an entrance door to the communal hallway.

Basement Storage

The apartment has the benefit of sharing the extremely large basement which is the perfect area for storing beach paraphernalia, out door equipment, bikes etc.

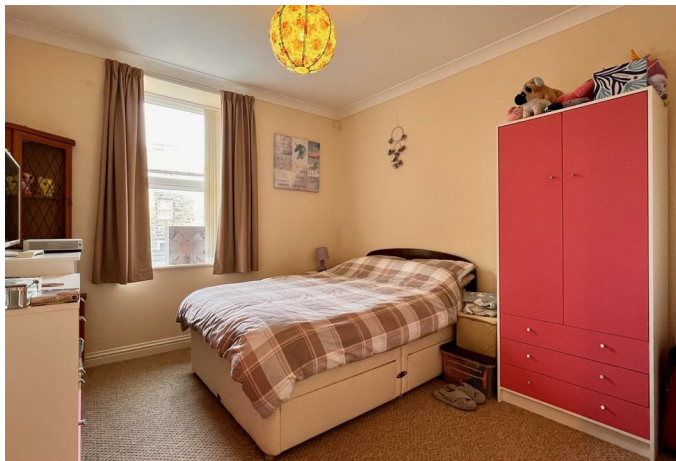
Communal Grounds

To the front there are large communal grounds with plenty of room for seating areas facing the coast and perfect for watching the world go by. To the rear is the gated carpark.

Additional Information

The property is connected to mains electricity, gas, water and drainage. It benefits from gas central heating and is fully double glazed. It also has a door entry intercom system.





Tenure

The property is leasehold with 106 years remaining on a 125 year lease from Oct 2005.

Please note commercial holiday letting is not permitted.

Service charge and ground rent £1800 per annum.

Barmouth and its Surrounds

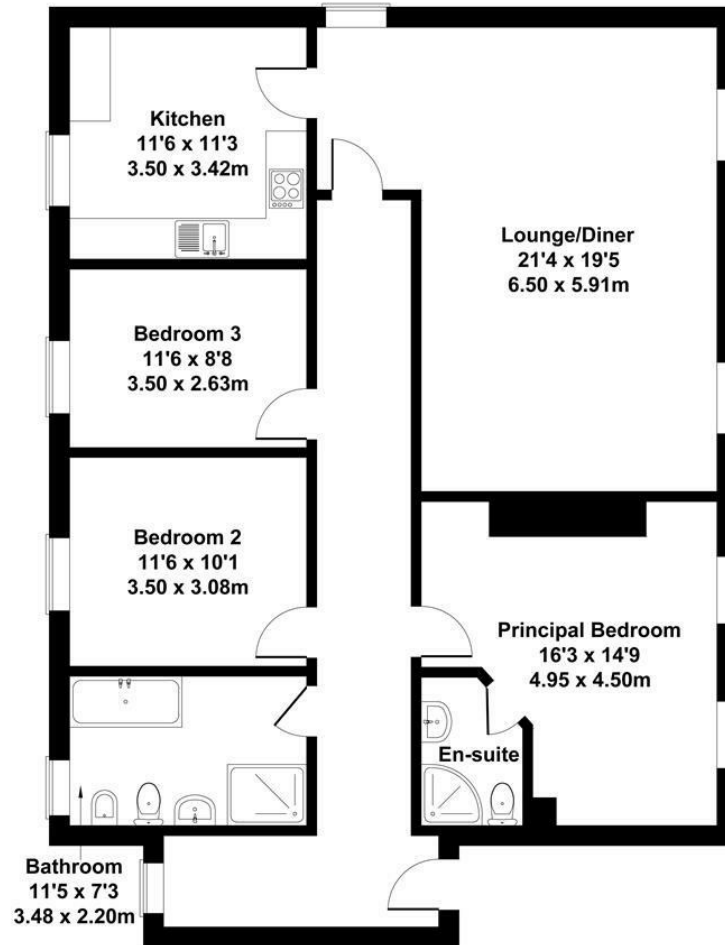
Barmouth is known as the town where 'the Mountains meet the Sea' but offers much more than that. It is a thriving seaside town with breathtaking views on the north west coast of Wales looking out onto Cardigan Bay on the edge of the Snowdonia National Park. There is a bustling town centre with a range of shops and supermarkets and great places to eat and relax.

For lovers of the outdoors it offers walking, cycling, paddle-boarding, kayaking, and of course swimming in the sea from the beautiful golden sand beach. The train station in the middle of the town provides easy links up and down the coastal line or regular trains directly through to Birmingham and beyond.



11 Marine Court

Approximate Gross Internal Area
1281 sq ft - 119 sq m

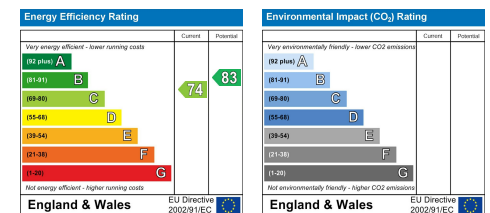


Not to Scale For Illustrative Purposes Only.

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.







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