



## Apartment 6 (Block 1) Min y Don Water Street

, Menai Bridge, LL59 5DE

Offers Over £525,000



An outstanding 3 bedroom Penthouse Apartment, situated adjacent to the shore of the Menai Strait, to enjoy panoramic sea views towards the mainland and Menai Suspension Bridge. Built in 2020, The Apartment enjoys a private but central location within the town, having an open plan designed living/dining/kitchen with front balcony. Re-fitted kitchen with appliances and "island" and quality bedroom furniture subsequently installed. Three double bedrooms, two bathrooms, underfloor heating, and triple glazing. Secure private parking for two cars. Internal viewing essential to appreciate the location and finish of this Penthouse.





Communal Hallway

Having secure access and telephone entry system. Lift and staircase to upper floors

Private Entrance Hallway

Having a tiled floor which extends to the majority of the ground floor accommodation. Security answer phone, timber trim staircase with glazed balustrades and spacious under stairs store cupboard.

Open Plan Living/dining/Kitchen

All being open plan and L shaped, and with all front facing to enjoy magnificent views over the Menai Strait towards the mainland as well as the Menai Suspension Bridge.

Kitchen/Dining Room 23'7" x 14'8" (7.19 x 4.49)

Having a newly installed range of base and wall kitchen units (fitted by vendor) in a matt off white finish with matching quartz white worktop surfaces and upstand. Matching island housing a Neff induction hob with contemporary ceiling extractor over (with light) . Integrated Neff eye level oven with matching microwave over, and washing machine. 1.5 bowl inset sink unit with Quooker monobloc tap and integrated waste disposal unit. Ample drawers and pan drawers, tiled floor. Pantry cupboard housing a Viessmann gas fired central heating boiler. Spacious central dining area with near floor to ceiling window to give outstanding sea views. Double opening doors to:-

Balcony

A feature of the apartment as it enjoys an enviable position with views over the sea and nearby slip way as well as the Menai Suspension Bridge. Glass balustrades to maximise the view from a seated position.

Lounge Area 11'1" x 11'0" (3.40 x 3.37)

Again with a near full length high level window to frame the sea view.

Cloak Room 5'0" x 3'8" (1.54 x 1.12)

With a WC wash basin, touch control mirror, towel radiator.

Main Bedroom 1 16'0" x 10'1" (4.90 x 3.08)

Having a newly installed range of full length fitted wardrobes by Harrison Monarch. Two rear aspect windows, one in a patio style with Juliette balcony.

Large en suite 10'4" x 5'6" (3.16 x 1.69)

Having a modern 4 piece suite comprising of a panelled bath, wide walk in shower enclosure with glazed doors and thermostatic shower control with twin heads.. Wall mounted wash basin in a vanity unit with a mirror fronted cabinet over, WC. Tiled walls and floor, towel radiator, wall storage units.

Top Floor Landing

with answer phone, radiator.

Bedroom 2 15'8" x 10'8" (4.79 x 3.26)

With two velux style windows with remote operated blinds giving very fine sea views. Wide range of recently fitted wardrobes by Harrison Monarch, radiator.

Bedroom 3/Study 13'9" x 8'5" (4.20 x 2.59)

Presently used as a Study, and again with two velux style windows with remote blinds, to give very fine sea views. Spacious storage cupboard, radiator.

Outside

The Apartment has designated parking for 2 cars in a secure car park to the rear.

Services

All mains services connected.  
Gas central heating with underfloor heating to the lower floor.  
Triple glazed windows.

Tenure

The property is held on a 999 year lease from 1st January, 2020, at a ground rent of £390 pa (fixed every 10 years).  
Service charge of £297.30 per month (£3567.60 a year).

Council Tax

Band F.

Energy Efficiency

Band B.

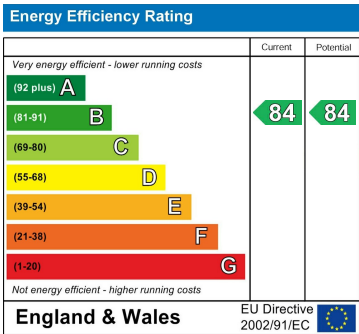
Area Map



Floor Plans



Energy Efficiency Graph



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