



4 Victoria Terrace, Beaumaris, LL58 8BU

£395,000

SOLD SUBJECT TO CONTRACT BY JOAN HOPKIN ESTATE AGENTS

A superbly positioned split level ground floor apartment enjoying a prominent sea front location to enjoy panoramic views over the Menai Strait towards the Snowdonia mountains. This two bedroom apartment forms part of arguably the finest residential building in Beaumaris, being a Grade 1 listed building designed by Thomas Hanson and retains a host of original well maintained features such as high lounge ceilings and one foot deep skirting boards. The accommodation has been upgraded by the present owners over recent years being in good modernised condition and includes a superb lounge/diner, two bedrooms, modern bathroom and fitted kitchen/breakfast room. Gas central heating, store room and communal gardens to rear.

Entrance Vestibule 9'8" x 4'9" (2.95 x 1.47)

Having the original Regency 6 panel hardwood front door with "half moon" glazed window over. High ceiling with cornice, timber floor, radiator. Double opening doors to:

Hallway



With exposed timber floor, and "mini" stairs down to the kitchen and up to the bedrooms.

Lounge 19'9" x 15'1" (6.02 x 4.62)



Having two tall Regency style front aspect windows with working shutters to give outstanding views over the Green and Eisteddfod standing stones, the Menai Strait towards the majestic Snowdonia mountain ranges. Timber surround fireplace with stone and cast iron inlay and hearth. High ceiling (3.3meters) with cornice, pendant and wall lights, two radiators, tv connection.

Lower Lobby

With a spacious understairs cupboard, tiled floor.

Kitchen/Breakfast Room 13'10" x 11'1" (4.22 x 3.40)



A light and modern room having been refitted with a range of base and wall kitchen units in a cream laminate finish with contrasting timber worktop surfaces and tiled surround. Integrated gas hob with electric oven under. Integrated fridge, dishwasher and washing machine and stainless steel sink unit with monobloc tap. Three original pantry style cupboards to one wall with shelving and one having a radiator. Ample space for a breakfast table with radiator and underfloor heating. Cupboard housing a modern gas fired central heating boiler and door to the rear gardens.

Bathroom 8'8" x 7'0" (2.66 x 2.15)



Having been refitted with a white suite comprising of a timber panelled bath with thermostatic shower over. Wall hung wash basin with storage drawers under and large mirror and light over. WC. Victorian style towel radiator and underfloor heating. Wide window shelf with shaver point.

Upper Level Landing

With radiator.

Bedroom 1 14'10" x 12'3" (4.53 x 3.75)



A spacious main bedroom with full length fitted wardrobes to one wall. Wide rear aspect window with radiator under. Large fixed wall mirror, pendant and wall lights.

Bedroom 2 11'0" x 7'10" (3.37 x 2.40)



With rear aspect window with radiator under. Pendant and wall lights

Outside



Front courtyard style garden with concreted patio being a perfect spot to sit outside and enjoy the southerly aspect towards the sea and mountains. Further area of shrubs.

To the rear is a small concreted open area to give an area to sit out to enjoy the evening sun and with utility meters.

To the rear are communal lawned gardens for the terrace and a walkway to the rear and STORE SHED 2.65 X 2.30 with Belfast sink and tap.

Tenure

The property is held on a 999 year lease from 1983 with Victoria Terrace Flats (Beaumaris) Ltd. This company is responsible for the running and maintenance of the Building. Directors are appointed annually and a Secretary is employed. The single largest expense is the insurance premium, amounting to almost 70% of the Annual Charge. Each owner has one share in this Company. The annual service charge is £3,300 p.a. Whilst the property can be used as an individual's holiday home, commercial holiday letting is not permitted under the terms of the lease.

Services

All mains services connected.

Gas central heating system and partial electric underfloor heating.

Listing

Victoria Terrace is a Grade 1 Listed Building.

Council Tax

Band E.

Energy Rating

C.

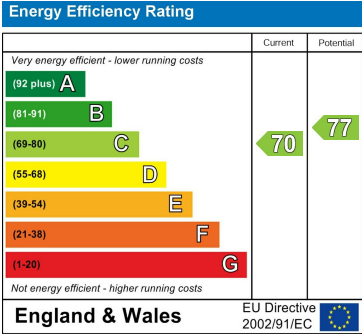
Floor Plan



Area Map



Energy Efficiency Graph



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