



17 Victoria Terrace, Beaumaris, LL58 8BU

Offers In The Region Of £465,000

A spacious five bedroom duplex apartment, situated within the prestigious Grade 1 listed Victoria Terrace, on Beaumaris sea front, and commanding panoramic views over the Menai Strait towards the Snowdonia mountain ranges. The Apartment provides good sized family accommodation, being on the upper floors of the terrace, and briefly comprises: Spacious entrance hallway, modern kitchen diner with quality fitted appliances, generous lounge with three windows framing the views, first floor landing area with access to three bedrooms and bathroom.

Second floor with two further bedrooms, shower room/WC and Utility Room.

The property benefits from gas central heating, communal gardens and store shed.

No onward chain - Viewing advised.

Entrance Hallway 19'9" x 7'1" (6.03 x 2.16)



Timber glazed door opening to the spacious entrance hall, having a radiator, staircase leading to the first floor, coving to ceiling with two pendant lights and telephone point.

Kitchen/Dining Room 12'6" x 12'1" (3.82 x 3.70)



Having a newly appointed shaker style kitchen with quality integrated appliances to include: 'CDA' fridge and freezer, 'Neff' dishwasher and a free standing 'Bertazzoni' electric range cooker with extractor above. Inset 1 & 1/2 bowl single drainer ceramic sink with monobloc mixer tap, tiled splash backs and wood effect work tops. High ceiling with coving and pendant light. Radiator and cupboard housing the wall mounted 'Baxi' gas central heating boiler. Timber framed single glazed sash window to the rear elevation. Pine sliding door to the spacious walk-in pantry/storage room with power/light and factory lagged hot water cylinder.

Lounge 20'7" x 16'2" (6.28 x 4.94)



A most impressive living area with high ceiling and three tall front windows with shutters, enjoying a fine southerly outlook over the sea and mountain's. Timber fire surround with inset living flame gas fire and slate hearth. Two radiators. Coving to ceiling with pendant light.

First Floor Landing

Having staircase leading up to the top floor with storage cupboard beneath. Pendant light.

Bedroom 1 16'4" x 12'10" + recess for door (4.98 x 3.93 + recess for door)



An impressive main bedroom with two tall front aspect windows to give outstanding panoramic views over the Pier towards the Menai Strait and Snowdonia mountains. Built-in single wardrobe with storage cupboard above. Radiator and coving to ceiling with pendant light.

Bedroom 2 12'11" x 12'8" (3.94 x 3.87)



A spacious second double bedroom with rear aspect timber framed single glazed sash window. Vanity wash hand basin. Radiator and coving to ceiling with pendant light.

Bedroom 3 14'8" x 8'2" (4.49 x 2.50)



A single bedroom with a front aspect sash window framing the glorious views. Fitted storage cupboard. Radiator and coving to ceiling with pendant light.

Bathroom 7'3" x 7'1" (2.21 x 2.16)



Avocado coloured suite comprising of a panelled bath with mixer tap and shower over. WC and pedestal wash hand basin with mixer tap. Radiator, tiled walls and rear sash window.

Second Floor Landing



Storage to eaves and fitted storage cupboard with double doors. Velux window to ceiling with pendant light. Radiator and access hatch to roof space.

Shower Room/WC 10'8" x 4'11" (3.26 x 1.52)

Comprising: WC, pedestal wash hand basin and shower cubicle with 'Mira Excel' thermostatically controlled shower unit. Radiator and Velux window.

Bedroom 4 14'11" x 11'11" (4.56 x 3.64)



A double bedroom having a radiator, Velux window., exposed purlin, eaves storage and pendant light.

Bedroom 5 11'5" x 8'3" (3.48 x 2.52)



A twin room with a Velux window, exposed purlin, pendant light and radiator.

Utility Room 7'8" x 4'11" (2.36 x 1.52)

Having plumbing and space for a washing machine and tumble dryer.

Outside



There are communal gardens to the rear and also a spacious private store shed. Parking is available on "The Green" opposite at an annual charge of £15.00 per car.

Store Shed 15'0" x 6'0" height 8'11" (4.59 x 1.84 height 2.74)

Brick built with slate pitched roof and Belfast sink.

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, mounting to almost 70% of the Annual Charge. Each owner has one share in this Company. The annual charge is estimated at £2,100 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, gas central heating.

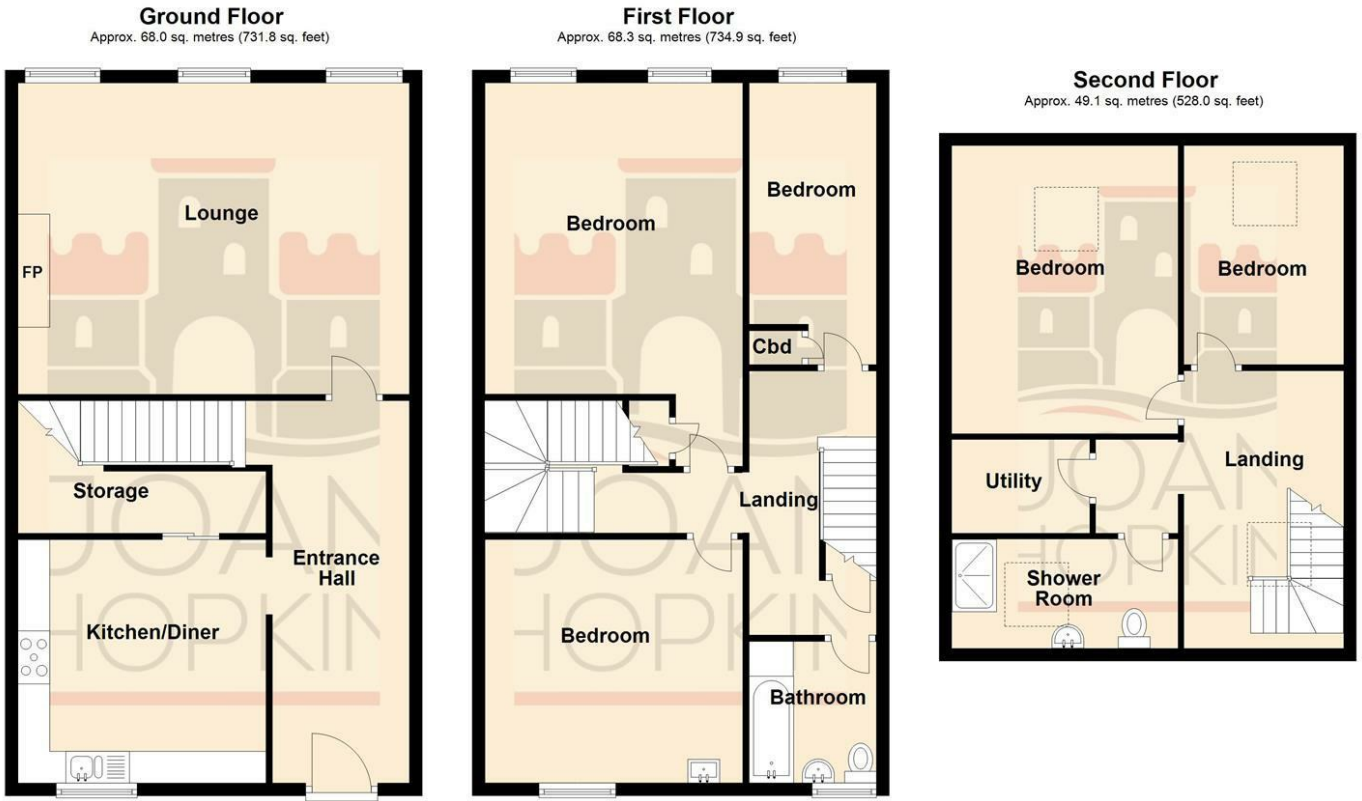
Council Tax Band

Band E.

Energy Performance Rating

Band D.

Floor Plan

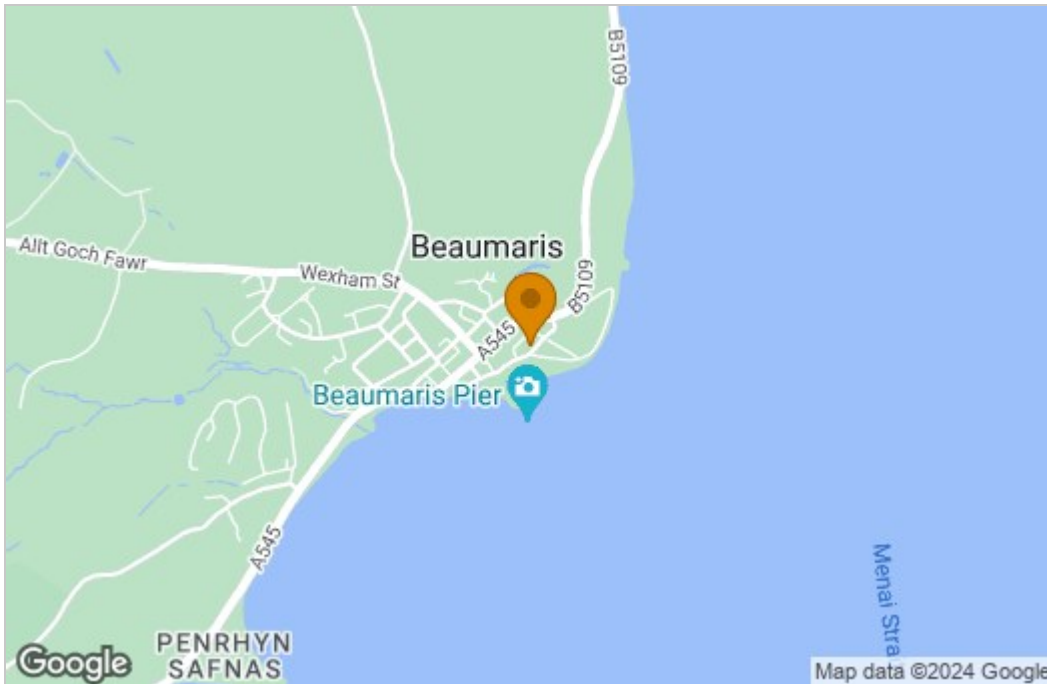


Total area: approx. 185.3 sq. metres (1994.7 sq. feet)

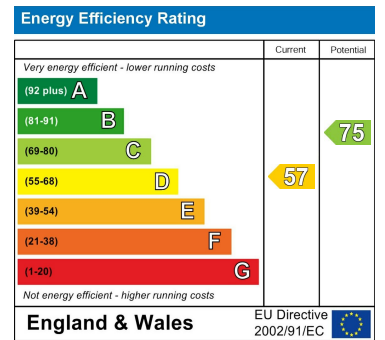
This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only. Plan produced using PlanUp.

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Area Map



Energy Efficiency Graph



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