



## Apartment 2 - Casita

Allt Goch Bach, Beaumaris, LL58 8YW

£525,000



### OPEN HOUSE THIS MAY DAY BANK HOLIDAY

Welcome to Apartment 2 at Casita, Allt Goch Bach, Beaumaris - a stunning new build ground floor property that exudes modern elegance and comfort. This apartment boasts 2 reception rooms and three patios, perfect for entertaining guests or simply relaxing with your loved ones. With 3 bedrooms and 2 bathrooms, there is ample space for your family to thrive and enjoy a comfortable lifestyle.

The property spans an impressive 1,353 sq ft, offering a generous living space that is both inviting and versatile. Being a new build, you can expect contemporary fixtures and fittings throughout, providing a fresh and stylish ambiance that is ready for you to make your mark.

Built in 2023, this apartment is equipped with all the modern conveniences you would expect from a new property. The sleek design and attention to detail make it a truly desirable place to call home.

Conveniently located in Beaumaris, you'll enjoy the tranquility of the surroundings while still being close to local amenities. Plus, with parking available for one vehicle, you'll have peace of mind knowing you have a secure spot for your car.

Don't miss out on the opportunity to own or rent this beautiful apartment - a perfect blend of contemporary living and comfort in a prime location. Contact us today to arrange a viewing and take the first step towards making this property your new home.



### Overview

Joan Hopkin Estate Agents are proud to be instructed in the sale of Casita, an unique and prestigious development of 35 brand new apartments, positioned in their own private grounds of over an acre, and enjoying truly panoramic sea views over the nearby Menai Strait, towards the majestic Snowdonia mountain ranges. To be built in two phases, with Phase One now near completion and available to purchase. The block will be a detached three storey building and provides 5 apartments on each of the first two floors and 4 apartments on the top floor, giving a total of 14 Apartments.

It is intended that Phase Two will commence on the completion of Phase One, with private parking to be provided for each apartment and the grounds to be carefully landscaped.

### Location

Situated on the very edge of Beaumaris town centre, the Apartments enjoy a slightly elevated position to command truly panoramic sea views and mountain views. They are within a 10 minute walk of the sea front, Edward 1st's historic Castle, the sea front and Pier.

Beaumaris provides a quality bespoke range of facilities to include renowned restaurants and Hotels as well as local shops catering for most local needs. Casita is a 5 mile drive to Menai Bridge and about 8 miles to the University City of Bangor.

### Specification

Each Apartment will be finished to a high specification to meet all the requirements of modern living. The Apartments will include aluminium bi fold doors and glass and stainless steel Juliette balconies, Neff cooking appliances, laminate flooring to the kitchen and bathrooms and Worcester Bosch electric hot water radiators with phone app controls. There will be an intercom security entrance system for peace of mind and USB and tv/ethernet points to all rooms. A lift is provided to access each floor if required.

The top of the range kitchen fittings will have Quartz worktops and upstands, wine cooler, full height fridge/freezer, dishwasher and Utility area with washing machine and dryer.

All bathrooms will have a shower provided with rainfall showers and the main bathroom will have a separate shower and bath.

The quality bathrooms will have a separate shower and bath in the main bathrooms and rainfall shower fitting.

### Price List

#### GROUND FLOOR

- Apartment 1 £350,000 UNDER OFFER
- Apartment 2 £525,000
- Apartment 3 £550,000 SOLD
- Apartment 4 £510,000
- Apartment 5 £350,000

#### FIRST FLOOR

- Apartment 6 £399,000
- Apartment 7 £499,000 SOLD
- Apartment 8 £525,000
- Apartment 9 £475,000 SOLD
- Apartment 10 £335,000

#### SECOND FLOOR - PENTHOUSE

- Apartment 11 £895,000
- Apartment 12 £525,000
- Apartment 13 £525,000
- Apartment 14 £350,000

### Services

All apartments will have a mains water, drainage and electricity supply. Efficient electric heating systems with pressurised water tank. Electrically operated gated entrance with intercom security system and key fob entry. Smoke and fire alarm systems to all apartments, and communal areas having a mist sprinkler system. LED downlights throughout and ethernet/tv points to all rooms and USB charging points.

### Developers & Warranty

Local and well regarded local Company, Britannia Homes Ltd of Menai Bridge. 10 year New Build-Zone Warranty and 2 year Britannia Homes warranty.

### Management

Casita will be managed by the Britannia Homes Ltd until such time as the final apartment is sold whereby the freehold will be offered to the apartment owners to create their own management company.

### Tenure

A 999 year lease will be given at a service charge of £1.50 per square foot and ground rent of £250 per annum. Commercial holiday letting is not permitted.

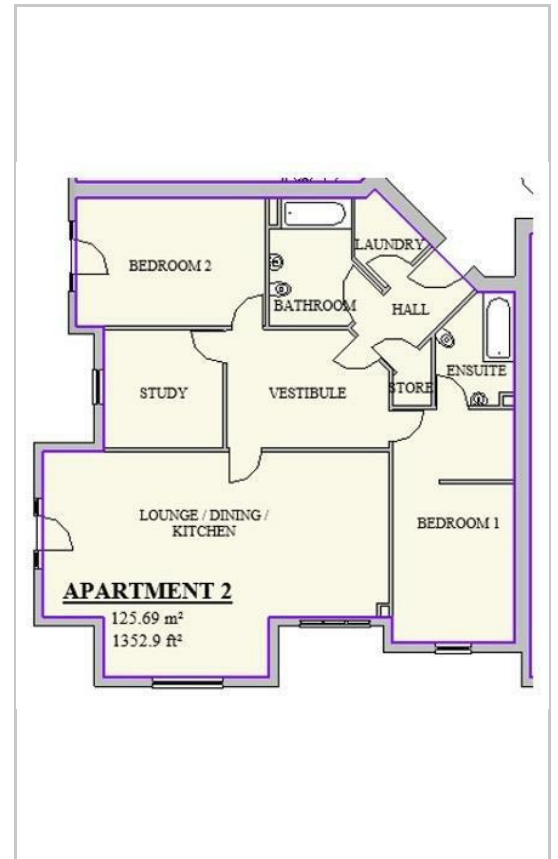
### Reservation

A buyer can reserve an Apartment for the payment of £2000.00 (non refundable). Exchange of Contracts will take place 28 days after reservation, with completion of the sale on completion of the apartment. Reservations for Phase One only are currently on offer.

## Area Map



## Floor Plans



## Energy Efficiency Graph

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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