



## 18 Llys Menai Dale Street, Menai Bridge, LL59 5QW

**£79,950**

A well proportioned Retirement Apartment situated on the first floor of this purpose built detached block, exclusively for residents aged 55 years or over, and centrally situated within this popular town within a minute's walk of the town centre. Having well proportioned and easily maintainable accommodation, the Apartments are served by a lift, pull cord emergency call system, a communal reception area, as well as a Guest bedroom, and off road parking. The Apartment has part electric heating and pvc double glazing. Well priced and sold with no onward chain.

### Entrance Hall

With storage heater, airing cupboard, telecom entry phone.

### Living/Dining Room 19'11" x 9'7" (6.08 x 2.94)



A spacious living area with a side aspect double glazed window, coved ceiling, wall lights, tv connection.

### Kitchen 9'10" x 5'10" (3.00 x 1.80)



With a good range of base and wall units to two sides in a light laminate finish with timber worktop surfaces, and to include a ceramic hob with extractor over, recess for a washing machine, stainless steel sink under a double glazed window.

### Bedroom 13'5" x 9'0" (4.10 x 2.76)



A good sized double bedroom with double glazed window.

### Shower Room 8'0" x 4'6" (2.46 x 1.39)



Having been refitted with a white suite and having mostly pvc panelled walls. Wide shower enclosure with glazed door, Mira electric shower control, and fitted seat.

### Communal Lounge



## Communal Parking



### Charges

The monthly charges for the services provided is currently about £160, to include water rates.

The occupant is responsible for Council Tax and electricity.

### Tenure- Leasehold

The property is understood to be held on a 99 year lease from 1991, with the ground rent included in the monthly charge.

Vendor's conveyancer to confirm full details.

### Council Tax

Band C.

### Services

Mains water, drainage and electricity.

### Energy Efficiency

Band B.

## Floor Plan

### Ground Floor

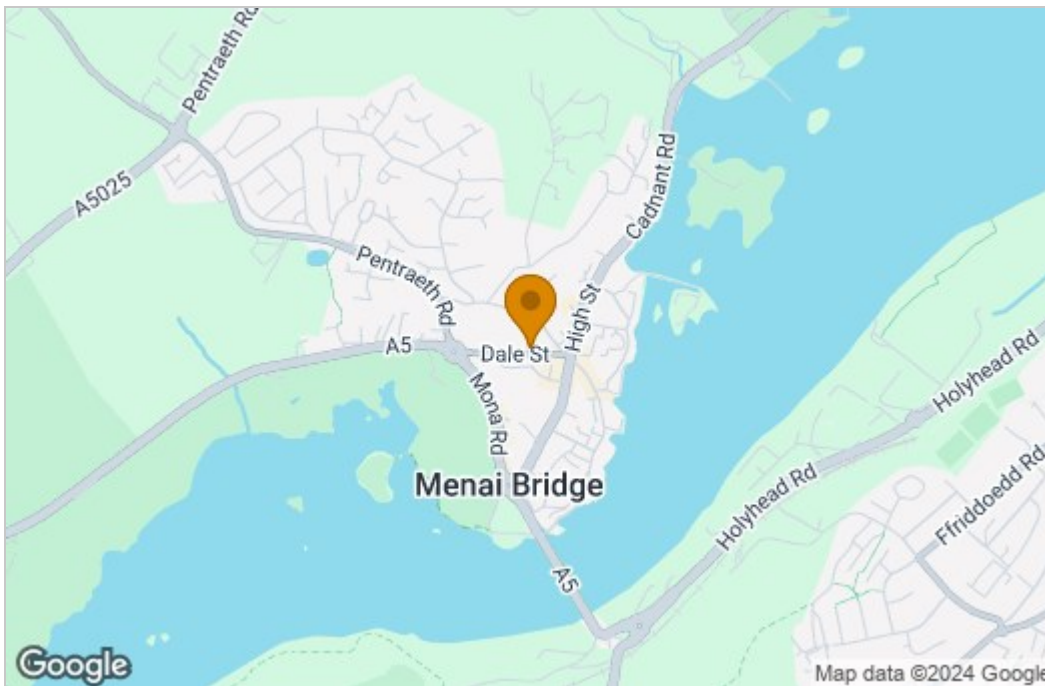
Approx. 44.2 sq. metres (476.1 sq. feet)



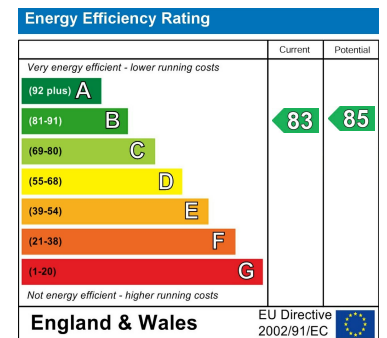
Total area: approx. 44.2 sq. metres (476.1 sq. feet)

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.

## Area Map



## Energy Efficiency Graph



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.