



18 Victoria Terrace, Beaumaris, LL58 8BU

£485,000

A spacious six bedroom apartment, situated within the prestigious Grade 1 listed Victoria Terrace, constructed in the 1830's by York Architects Joseph Hansom and Edward Welch. Situated on Beaumaris sea front, the property enjoys a panoramic view over the Menai Strait to the Snowdonia mountains beyond, to include the Great Orme, and it is considered one of the finest residences within this popular seaside town. Retaining a wealth of original features, the Apartment provides good sized family accommodation, being on the upper floors of the terrace, and briefly comprises: Spacious entrance hallway with an impressive original balustrade staircase leading all the way up to the top floor, modern breakfast kitchen with integrated appliances, generous lounge with three windows framing the views, first floor landing area with access to two double bedrooms, single bedroom, separate WC and bathroom/WC. Second floor with 3 bedrooms, one with en-suite shower room/WC and a utility/boiler room.

The property has benefits from gas central heating, communal gardens and store shed.
Internal viewing highly recommended to fully appreciate the accommodation, location and views.

Entrance Vestibule

With an impressive part glazed entrance door with panel over.

Hallway 10'5" x 7'7" (3.18 x 2.30)



Wide hallway, having a most impressive and original open staircase which can be seen up to the second floor level with an impressive original balustrade and turned handrail. Understairs store and further storage area. High ceiling (3.4m / 11'3") with cornice and two pendant lights. 'Amtico' wood effect floor covering, dado rail and radiator with decorative cover.

Lounge 20'6" x 15'6" (6.25 x 4.73)



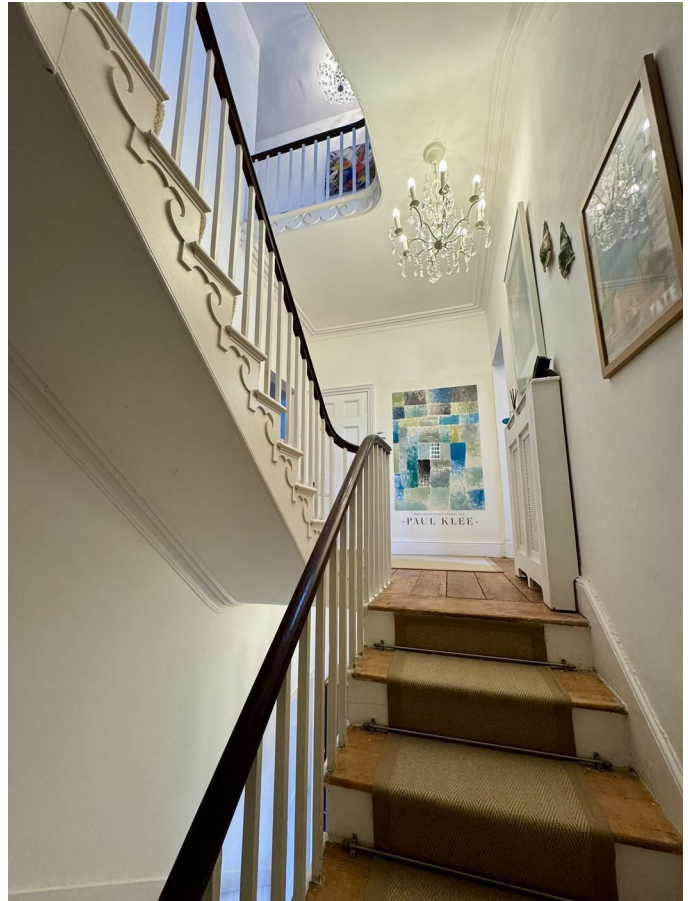
Being a most impressive room with three front sash windows giving a panoramic view of the town's green over the Menai Strait all with the backdrop of the Carneddau Mountains, eastwards to Llandudno and the Great Orme. The southerly front aspect gives excellent natural daylight, complimented by a high ceiling (3.4m / 11'3") which retains the original cornice and ceiling rose. The focal point of the room is a light grey marble fireplace surround with cast iron inlay and slate hearth, and housing a coal effect gas fire. Continuation of 'Amtico' wood effect floor covering. Tv aerial and telephone connection, two radiators.

Kitchen 14'9" x 12'6" (4.50 x 3.80)



Having a modern fitted kitchen comprising of an extensive range of base and wall units in grey finish, with quartz worktops, upstands and breakfast bar. Belfast sink with mixer tap. Inset 'Neff' five ring gas hob with tiled splashback and 'Rangemaster' canopy extractor over. There are two integrated electric ovens under by Neff, one being an oven and the other an oven/microwave with plate warmer. Under counter wine cooler and Integrated freezer, dishwasher and washer dryer. Vertical wall mounted radiator.

First Floor Landing



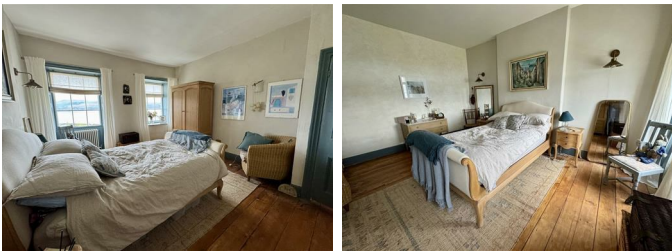
With balustrade staircase continuing up to the second floor. Radiator with decorative cover, coving and pendant light.

Separate WC 6'7" x 4'3" (2.00 x 1.30)



With a contemporary white suite of button flush WC, bidet, wall mounted wash hand basin with mirror/light over, heated towel rail and vinyl herringbone pattern wood effect floor covering.

Bedroom One 15'6" x 13'0" (4.73 x 3.96)



With two sash front aspect windows, giving panoramic sea and mountain views. Radiator, exposed timber flooring and two wall light points. (The current owner has approved plans to knock through to the second bedroom to generate an en-suite facility).

Bedroom Two 15'4" max x 6'11" (4.68 max x 2.10)



A single bedroom with front aspect window giving fine sea and mountain views. Coving, pendant light and with radiator under window.

Inner Hall

Mains smoke alarm, pendant light and shelving. (Potential dressing room for bedroom 3).

Bedroom Three 12'6" x 11'5" (3.82 x 3.48)



Having a pleasant townscape view with glimpse of the Castle and Church. Contemporary wash hand basin with wall mirror over. Radiator and pendant light.

Bathroom/WC 8'6" x 7'3" (2.60 x 2.20)



Having a modern suite comprising of a panelled bath with mixer shower attachment, and with further electric shower over. Vanity wash hand basin with mixer tap and button flush WC. Chrome towel radiator, airing cupboard with shelving, four inset ceiling spotlights, extractor fan, mirror/light, sash window and vinyl herringbone pattern wood effect floor covering.

Second Floor Landing Area



Having a sky light which allows natural light to the stairs and landing areas. Mains smoke alarm, ceiling light point and balustrade.

Bedroom Four 12'10" x 9'11" (both maximum) (3.91 x 3.01 (both maximum))



With front aspect Velux window to give panoramic sea and mountain views. Radiator and pendant light.

Bedroom Five 12'8" x 9'2" (both maximum) (3.86 x 2.80 (both maximum))



With front elevation Velux window to give panoramic sea and mountain views. Radiator, ceiling light, timber panelling to one wall and storage to eaves. Opening to:

En Suite Shower Room/WC 6'1" x 4'1" (1.86 x 1.25)



With a contemporary suite in white comprising of a shower cubicle with tiled surround and 'Mira Sprint' electric shower attachment. Pedestal wash hand basin with mixer tap and button flush WC. Three inset ceiling lights.

Bedroom Six/Hobbies Room 11'0" x 8'10" (3.35 x 2.68)



With extensive handmade book shelving and wall cupboards to one wall, Velux roof light, eaves storage cupboards and pendant light.

Utility Room 12'10" x 9'4" (3.90 x 2.85)



With a built in timber wall unit, having a cupboard recess on one side for a washing machine, and dryer on the other with central wash hand basin. Further storage area, and cupboard housing a 'Worcester' gas fired central heating boiler. Velux roof light, ceiling light, access hatch to roof space and part timber panelling to two walls.

Outside



There are communal gardens to the rear of Victoria Terrace and which are maintained by a gardener. No.18 also has its own private store shed. 24/7 Parking is available on "The Green" opposite Victoria terrace at an annual charge of £15.00 per car.

Services

All mains services connected.
Gas fired central heating.

Council Tax

Band E.

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 £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.

Energy Rating

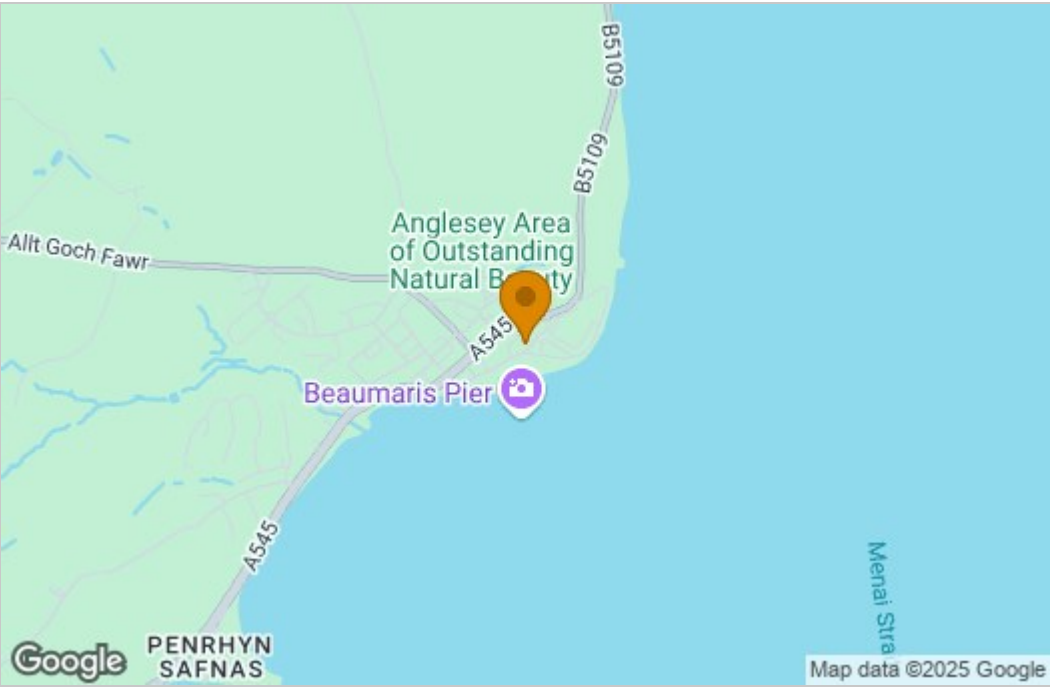
Band D.

Floor Plan

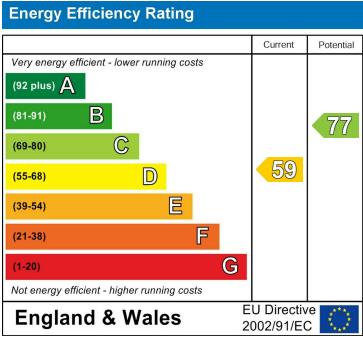


Total area: approx. 206.9 sq. metres (2226.9 sq. feet)

Area Map



Energy Efficiency Graph



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