



Apartment 8 Min Y Don Water Street, Menai Bridge, LL59 5DE

£195,000

Located within a development of luxury apartments built 2020, close to the Menai Straits and within walking distance of the village centre, this spacious ground floor apartment is a perfect opportunity for someone looking for a modern home. Immediately at the front of the property is a light and spacious "Open Plan" Living area that includes a modern fully fitted kitchen, a dining area and a comfortable lounge area with fitted blackout/privacy blinds. The modern kitchen is equipped with 'Zanussi' appliances to include: Built in electric oven and ceramic hob, with an overhead extractor fan as well as a stainless-steel sink unit and integrated fridge/freezer and washer dryer. To the rear of the property is a double bedroom with fitted blackout/privacy blinds. Completing the accommodation is a stylish part tiled bathroom that is fitted with a white bath suite with an over bath shower unit. In addition, two useful storage cupboards are located within a central hall with shelving and clothes rail. The property has a gas central heating system and is fitted with aluminium framed PVC double glazing throughout. Outside at the front is patio area, communal grounds as well as a designated parking bay that is accessed through secure gates. We highly recommend you book a viewing to fully appreciate this excellent apartment that enjoys a great location and only a short walk away from the Menai Strait.

For ease of purchase this apartment can be purchased with no onward chain.

Open Plan Lounge Kitchen diner 18'3" x 12'1"
(5.58 x 3.69)



Inner Hall

Bathroom/WC 7'3" x 5'3" (2.21 x 1.61)



Bedroom 12'1" x 11'8" (3.69 x 3.56)



Outside



The property benefits from secure gated access, vehicular and pedestrian. Communal grounds along with a designated parking bay for one vehicle.

Tenure

We have been informed the tenure is Leasehold on a 999 year lease from 1st January 2020, with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Ground Rent: £175.00 per annum, this is reviewed every 10 years.

Service Charge: £1028.64 including VAT per annum.

Services

We are informed by the seller this property benefits from Mains Water, Gas, Electricity and Drainage. Gas central heating system.

Energy Rating

Band C.

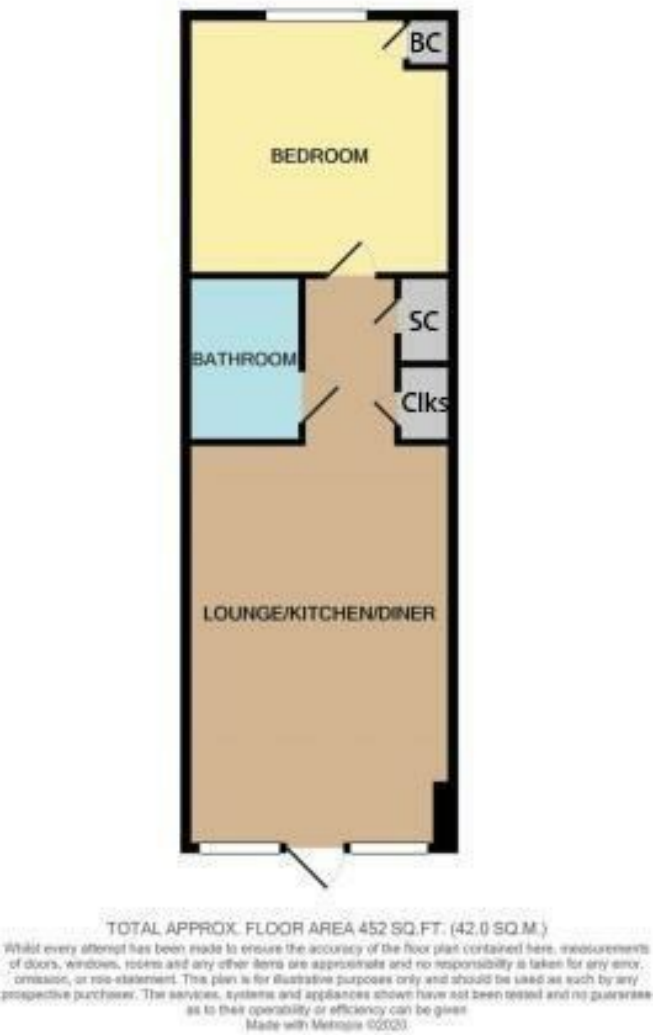
Council Tax

Band C.

Agents Note

Common to all - Local Anglesey limestone to lower elevations with natural stacked slate feature and rendered upper elevations. Black aluminium triple glazed windows and double glazed doors. Electrically operated/remote controlled access gates with allocated parking, intercom system, personal post box, CCTV, communal gardens and bollard courtesy lighting. Remote fob entry, lift system, burglar alarm, smoke detectors and fire sprinklers.

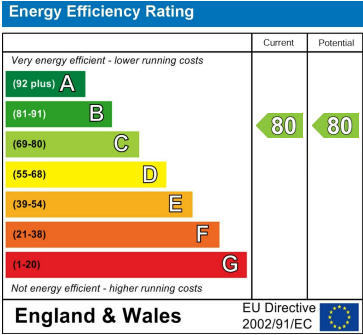
Floor Plan



Area Map



Energy Efficiency Graph



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