



## First Floor Apartment - The Old Barracks Rosemary Lane, Beaumaris, LL58

**Offers Around <sup>8FD</sup> £200,000**

A well appointed and spacious first floor apartment within a pretty Grade II listed building, situated on the edge of the town centre, and only about 100 meters to the sea front. The building once formed part of the Armoury to the town's Garrison, and still retains an armoured plated main entrance door. The Apartment itself is spacious in size with well proportioned rooms, and has modern kitchen and bathroom fittings, as well as a gas central heating system and partial double glazing. Externally the property has a courtyard area, in conjunction with another.

### Ground Floor Communal Entrance

Access via a former stable entrance door to the rear courtyard, and stairs that lead up to the apartment.

### First Floor Porch 8'1" x 3'0" (2.48 x 0.93)

With a stable entrance door and a feature and original armoured plated internal door to:

### Living Room/Kitchen



Being L shaped and open plan, and with a vaulted ceiling with down lights.

### Living Area 19'5" x 17'4" (5.94 x 5.29)



A naturally light room with windows to the front and rear. Woodburning stove on a slate hearth, 2 radiators, telephone connection. Ample space for a dining table.

### Breakfast Kitchen 11'2" x 10'4" (3.41 x 3.15)



Having a range of kitchen units with solid timber worktops and part having been extended to give a spacious breakfast bar with suspended lighting over. Recess for an electric table as well as space for a fridge and washing machine. Sink unit, wall mounted gas central heating boiler, radiator.

### Shower Room/WC 10'2" x 7'10" (3.11 x 2.40)

With a modern white suite comprising of a large shower enclosure, wash hand basin, WC, radiator, airing cupboard with radiator, cloak cupboard. Fully tiled walls with inset mirror, and double glazed window.

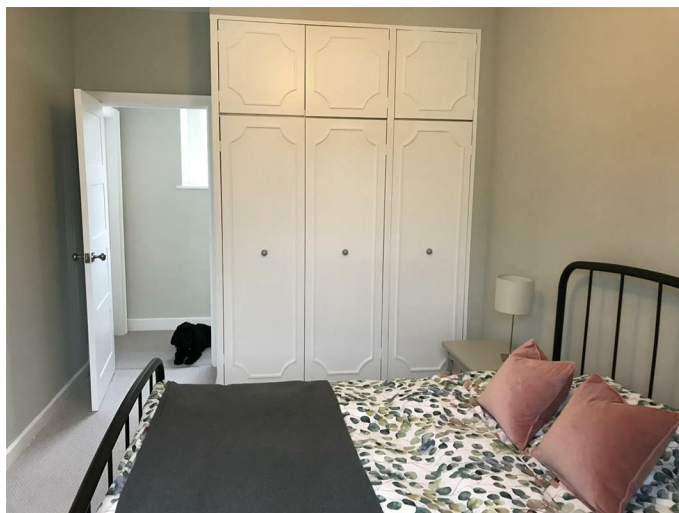


### Bedroom 1 18'2" x 9'10" (5.54 x 3.01)



A spacious double bedroom with fitted wardrobe, radiator, double glazed window.

### Bedroom 2 14'5" x 9'4" (4.41 x 2.85)



With fitted wardrobes, radiator, double glazed window.

### Outside



Access off Rosemary lane via a former stable entrance door that leads to the rear courtyard with steps leading up to the entrance to flat. The courtyard is mostly paved and a perfect spot to sit outside with shrubbery to part. This courtyard is within ownership but with the right for the ground floor flat to use part, and with pedestrian rights for others over.

### Services

All mains services connected.  
Gas combi central heating system.

### Council Tax

Band C

### Tenure

The property is held on a shared freehold basis with the ground floor flat.  
The property is within a Grade 2 Listed Building.  
Commercial holiday letting is not allowed.

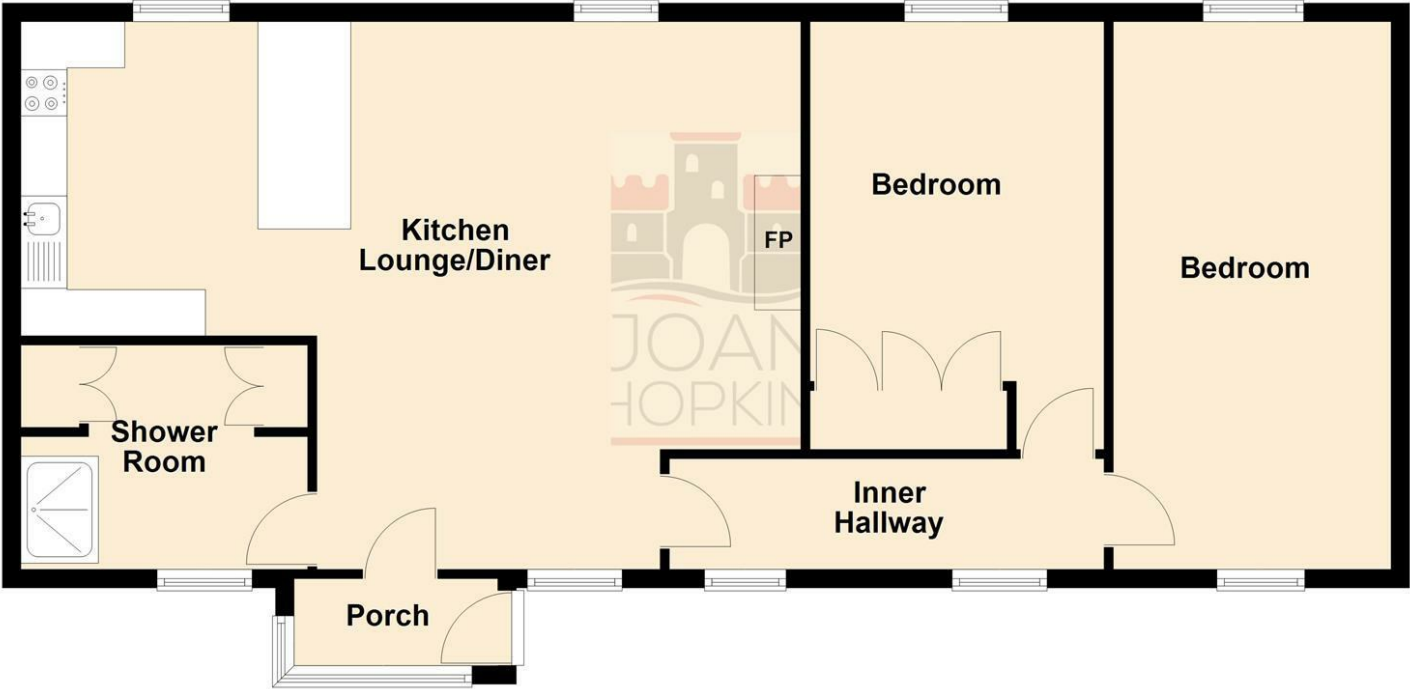
### Energy Certificate

Band D (61/72)

Floor Plan

Ground Floor

Approx. 88.2 sq. metres (949.7 sq. feet)

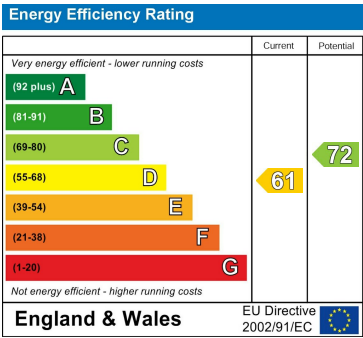


Total area: approx. 88.2 sq. metres (949.7 sq. feet)

Area Map



Energy Efficiency Graph



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