JOAN HOPKIN
ESTATE AGENTS









Flat 6 Old Presbyterian Church Church Street, Beaumaris, LL58 8AA

£49,500

SOLD SUBJECT TO CONTRACT BY JOAN HOPKIN ESTATE AGENTS

Occupying a prime central position in the historic seaside town of Beaumaris, this compact second floor studio apartment forms part of the sympathetically converted Old Presbyterian Church undertaken in the 1980's and includes an allocated parking space for one vehicle.
Ideally located for the town's excellent selection of shops, cafes, restaurants and picturesque waterfront.
The layout comprises an open plan living and sleeping area, complemented by a separate shower room/WC.
The apartment benefits from electric heating and is offered for sale with no onward chain. It may be purchased furnished or unfurnished, making it an appealing choice for those seeking a convenient and easily managed home in this highly regarded coastal town.
Please note no holiday letting is permitted.

The Accommodation affords:-



Communal Hallway with staircase leading to second floor studio apartment 6. Timber entrance door opening to;

Open Plan Living/Sleeping Area 18'4" max x 11'9" max (5.60 max x 3.59 max)





With feature original wood panelled ceiling, two Velux windows giving distant views of the Snowdonia mountains, eaves storage cupboards and electric night storage heater. Fitted corner range of base and wall units in a light laminate finish to include a single drainer stainless steel sink unit, space for fridge, gas hob with extractor over (disconnected) and built in oven. Television point, two wall light points, pendant light and electric trip light to kitchen area. Bi-folding door to inner hall.

Inner Hall

With wall light point and clothes hooks. Door to shower room/WC.

Shower Room/WC 5'4" x 5'1" (1.64 x 1.57)



Having a feature window and two timber framed double glazed frosted windows, allowing plenty light. Tiled shower cubicle with electric shower, pedestal wash hand basin and WC. 'Dimplex' wall heater, extractor fan, fully tiled walls and flooring with original timber paneling to ceiling.

Outside/Allocated Parking





There are a total of seven flats, each of which has its own parking space with access off Margaret Street and pedestrian access running along the side of the property leading to Church Street.

Tenure

Leasehold - 1/7th Share of Freehold
999 years from 1990.

Services

All main services available.

Council Tax

Band A.

Energy Rating

Band C.

Agents Note

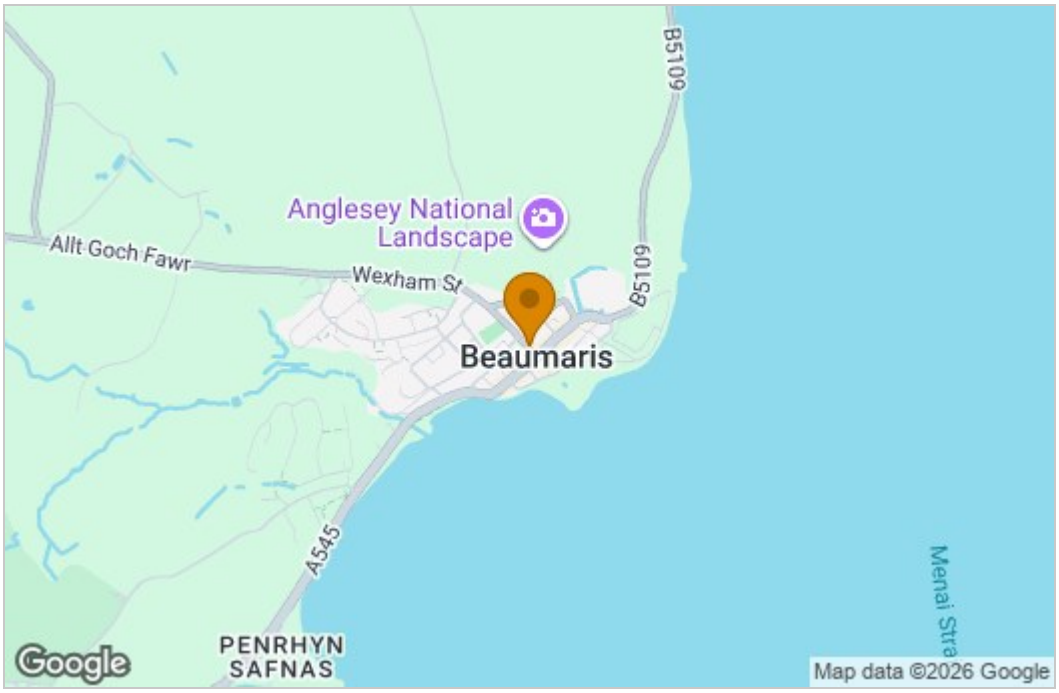
A management company is formed of the seven flat owners within the building with each flat owner owning one seventh of the freehold.
The management costs (including building insurance) for the year 2026 is £600 per annum.
There is a communal storeroom also on the 2nd floor where each flat owner is allocated storage space.
No holiday letting is permitted.

Floor Plan

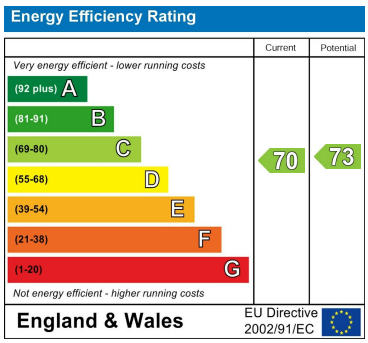


Total area: approx. 23.3 sq. metres (250.6 sq. feet)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Tudor Rose, 32 Castle Street, Beaumaris, Sir Ynys Mon, LL58 8AP
Tel: 01248 810847 Email: enquiries@joan-hopkin.co.uk https://www.joan-hopkin.co.uk