

1 Victoria Terrace

, Beaumaris, LL58 8BU

£850,000

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Accommodation in Brief

* Vestibule; Reception Hall; Sitting Room; Dining Room; Butler's pantry; Cloakroom; Mark Wilkinson Kitchen with House Keeper's Sitting Room off; Larder.

* First Floor; Drawing Room; Master Bedroom; Dressing Room; Bathroom; Study.

* 5 further Bedrooms; 2 Bathrooms; Playroom/Storage.

* Store Room; Small rose garden; Shared courtyard lawned gardens.

Historical Note

Victoria Terrace is arguably the finest residential building in Beaumaris and occupies a prominent location overlooking the Menai Strait to the Snowdonia Range beyond and South to the Telford Suspension Bridge. Constructed in the early 1830s by York architects, Joseph Hansom and Edward Welch, the building was intended as the centrepiece of a plan to regenerate the declining port of Beaumaris, by creating a fashionable resort. The terrace was originally sub-divided into 10 dwellings which were let to holidaymakers and middle-class professionals. However in 1937 it was refurbished by Colwyn Foulkes, the architect responsible for Colwyn Bay and with the exception of No 1, was converted into 18 apartments. That configuration remains today with No 1 being the only town house within the terrace and is reputedly the only Grade I listed town house in Wales.

Location

Beaumaris is widely regarded as one of the most popular seaside towns on Anglesey and provides an excellent range of local services for everyday needs with boutique shops, restaurants, pubs, hotels, chandlery and garage. For the sailing enthusiast Beaumaris is home to the Royal Anglesey Yacht Club and there are several other recreational facilities nearby to include golf and tennis. There is also excellent walking around Anglesey's coastal path and in the Snowdonia National Park. Road communications are excellent with the A55 some 7 miles distant facilitating easy access across coastal North Wales to Cheshire and the national motorway network. For travel to further afield there is an Inter City rail service from Bangor to
London Euston via Crewe.

Outside

There is a small garden to the front, open yard and the use of the large walled courtyard garden to the rear. Two Storerooms and Boiler Room. To the side of number 1 is space suitable in terms of size, for parking a vehicle.

Directions

On entering Beaumaris take the first turning to the right. Follow the road round and the property is on the left hand side, just beyond the Bulkeley Hotel.

Property Information

The property is held on a 999 year lease from 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. No 1 being the equivalent of two flats contributes 2/20ths of the annual running costs, 2026 estimated at £6600 p.a.

Address: 1 Victoria Terrace, Beaumaris, Isle of Anglesey, LL58 8BU
Services: All mains services are connected.
Local Authority: Ynys Mon County Council. Tel: 01248 750057
Tax Band G
Grade 1 Listed Building and has an Energy Rating of Band D.

Viewing

Strictly by prior appointment via Joan Hopkin Estate Agents of:-
32 Castle Street Street, Beaumaris
Anglesey, LL58 8AP
Telephone 01248 810847
enquiries@joan-hopkin.co.uk
www.joan-hopkin.co.uk

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Energy Rating

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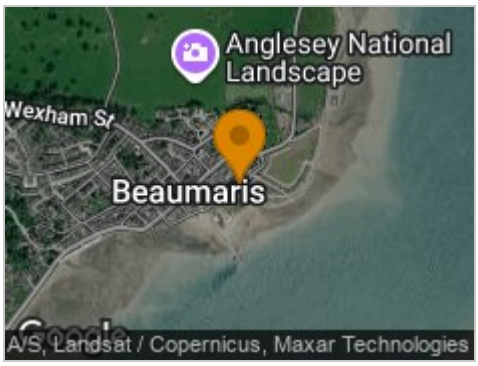




Road Map



Hybrid Map



Terrain Map



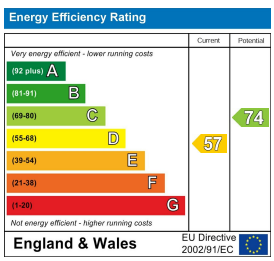
Floor Plan



Viewing

Please contact our Joan Hopkin Estate Agents Office on 01248 810847 if you wish to arrange a viewing appointment for this property or require further information.

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.

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