



8 Menai Quays

Water Street, Menai Bridge, LL59 5DB

- Superbly Presented First Floor Apartment
- Ideally Placed For Yacht & Boating Enthusiasts, Rib Ride, Boat & Marine Storage
- Allocated Off Road Parking & Visitor Space, Video Entry Phone & Lift Facility
- Services Mains Electric, Metered Mains Water, Mains Drains, Central Heating Gas Fired





**** Vendor will pay the first two years service charge £1400 pa *****

A very well appointed & superbly located first floor apartment boasting glimpses of the Menai strait & well placed in the centre of the thriving town of Menai bridge. With the added benefit of having no onward chain with contents available extra by negotiation.



Benefitting from gas central heating & double glazing & briefly comprising communal reception entrance hallway with video entry phone & lift, first floor landing with entrance door into hallway, open plan lounge/kitchen/diner with fully integrated kitchen, sliding doors onto south facing balcony, 2 bedrooms & spacious bathroom. Externally off-road parking within site for one vehicle plus visitor parking space together with a storage box in the car park. Ideal for beach chairs etc.



Exact Location - what3words
///packing.risks.arranges

Agents Notes

No Holiday Lets Permitted-Long Term Lets Of 6 Months Plus Are Permitted

Lease 999 Years From 2011

Ground Rent £201.54 pa

Service Charge £1400 pa To Include Buildings

Insurance, Maintenance Of External Areas,

Window Cleaning, Lift Servicing, Sinking Fund &

General Maintenance

Council Tax Band D £2290.41 2026/2027

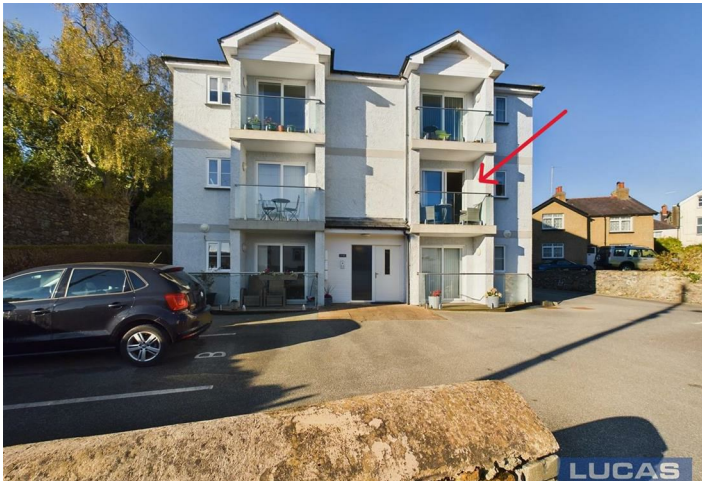


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

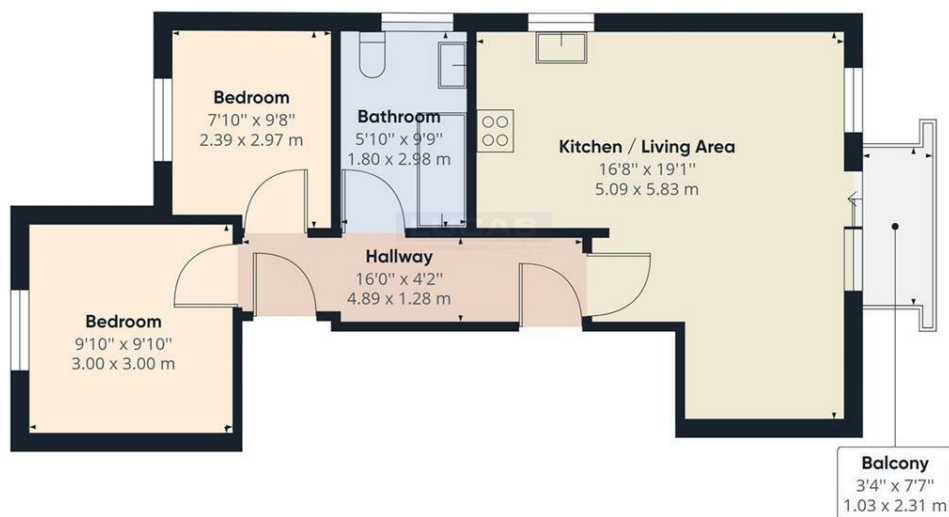
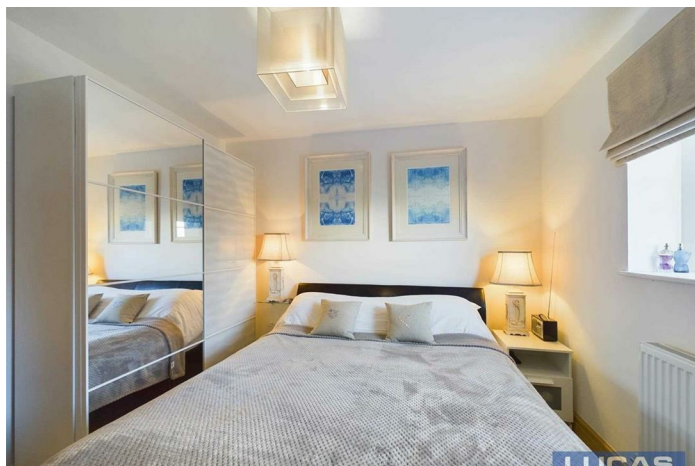
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

Note to Customers
 Lucas Estate Agents recommend clients/customers to use the conveyancing services of Mackenzie Jones Solicitors. The client/customer will receive a free, no obligation conveyancing quote from Mackenzie Jones Solicitors, should the client/customer proceed to engage the services of Mackenzie Jones Solicitors and a property transaction successfully completes, then Lucas Estate Agents will receive a referral fee of £120 inclusive of VAT.



Local Authority
Council Tax Band D
EPC Rating B



Approximate total area⁽¹⁾
550.76 ft²
51.17 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Lucas & Co Estate Agents

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.