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Apartment 2, Pier House, Beaumaris, LL58 8BS

£149,950

A luxury spacious apartment within prestigious Grade II listed building. Located in a highly sought after position on the waterfront opposite the Pier and close to small sandy beach, with side window views across the green and Menai Strait to the mountains and mainland beyond. Located on the first and second floors, the apartment consists of entrance hall, open plan lounge and kitchen and two double bedrooms both with en suite facilities. One of only seven self contained apartments.



MISREPRESENTATION ACT 1967

These particulars are believed to be correct but their accuracy is in no way guaranteed and they do not form part of any contract. Neither the vendor nor his Agents make any representation or warranty in relation to this property is offered subject to the owner's confirmation of price, to a contract and to not having been sold. All prices quoted are subject to Owner's acceptance and to the property being unsold.

Apartment 2, Pier House, Beaumaris, LL58 8BS

Communal Entrance Hall

Front door leads to entrance vestibule with staircase leading up to first floor.

Hall

With built in cloak cupboard with electric meter, radiator, entry phone, stairs to upper floor.

Bedroom 2

11'9 x 9'4 (3.58m x 2.84m)

With large fitted wardrobe housing a Worcester gas fired central heating boiler, radiator, TV aerial point, UPVC double glazed door and side window and giving access to the fire escape, door leading to:-

Ensuite Shower Room

8'3 x 5'11 (2.51m x 1.80m)

With white suite comprising corner shower cubicle with Mira thermostatic shower control and glazed shower screen, wash hand basin with mirror/light over WC, shaver point, fully tiled walls, towel radiator, extractor fan, light timber laminate floor covering.

Second Floor Hallway

With radiator.

Open Plan Lounge/Kitchen/Diner

21'8 x 12'0 (6.60m x 3.66m)

Kitchen Area with a modern and comprehensive range of base and wall units in a beech effect finish with ample worktop surface over, and part tiled surround with the worktop being extended to give a good sized breakfast bar. The fully fitted kitchen includes a Hotpoint electric hob with stainless steel extractor over and oven under, dishwasher, integrated fridge and separate freezer, as well as a Hotpoint washing machine. Stainless steel 1.5 bowl sink unit and timber laminate floor to kitchen area.

Lounge Area with two windows framing the side views towards the Green Menai Strait and Snowdonia Mountains, two radiators, ceiling spot

lighting, TV aerial and telephone connection points.

Bedroom 1

14'0 x 9'6 (4.27m x 2.90m)

Two UPVC double glazed windows and UPVC door to fire escape, large (96 long) fitted wardrobe with shelf and rail, radiator, TV aerial point.

Ensuite Bathroom

6'1 x 6'1 (1.85m x 1.85m)

Comprising of timber panelled bath with mixer shower attachment and glazed folding shower screen, wash hand basin with mirror/light over, shaver point, WC. Towel radiator, fully tiled walls, light timber laminate floor covering.

Services

All mains services.

Council Tax Band

C

Energy Performance Rating

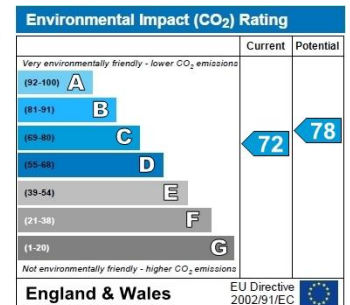
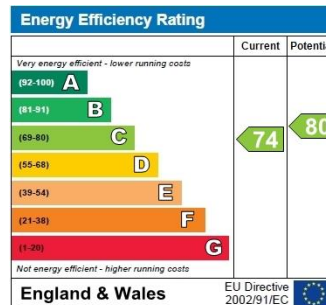
Band C

Tenure

Leasehold (150 year lease from 2005) with vacant possession. Ground rent £100.00 pa. Management fees that include building insurance, redecoration of exterior (4 yearly), cleaning, lighting and redecoration of communal areas, maintenance of fire and smoke alarms systems plus digital television aerial £815.00 (2014).

Notes

Please note that the apartment can not be used as a commercial holiday let or a residential let.



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