

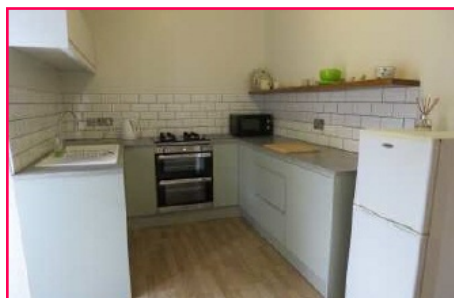
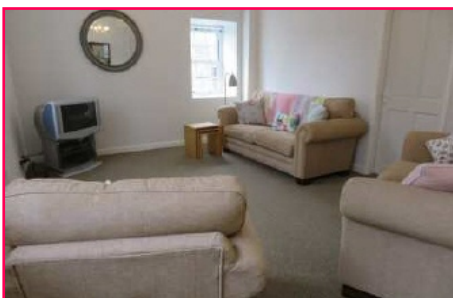
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## 1 Crofton House, Steeple Lane, Beaumaris, LL58 8AE

**£225,000**

A nicely modernised and spacious two bedroom maisonette apartment, being part of a former Mill conversion, providing four apartments in total and enjoying a most peaceful aspect to the rear over the Church gardens. Centrally situated in the town adjoining the Church, the apartment has been tastefully upgraded and decorated by the present owners, having modern kitchen and bathroom facilities, central heating and double glazed sash windows. It has a courtyard style garden to the rear and off road private parking for one car.



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.

# 1 Crofton House, Steeple Lane, Beaumaris, LL58 8AE

## Ground Floor Communal Hall

### Entrance Hall

Having a timber laminate floor covering.

### Kitchen

4.03 x 2.36 (13'3" x 7'9")

Fitted modern range of base and wall units in a combination of sage green and white laminate finish with matching worktop surfaces and tiled surround. Integrated gas hob with double oven under. 1.5 bowl ceramic sink unit with monobloc tap, timber wall shelf, and large recess for hanging coats. Laminate floor covering, radiator, double glazed door to the rear courtyard.

### Bedroom 2

3.61 x 3.44 (11'10" x 11'3")

A good sized double bedroom with a front aspect double glazed sash window. Radiator, small timber dressing table.

### Bathroom

3.37 x 1.39 (11'1" x 4'7")

Having a suite in white comprising of a steel panelled bath with Mira thermostatic shower over with glazed shower screen and panelled surround. Wash basin with mirror front cabinet over and adjacent shaver point. WC, radiator. Half timber panelled walls, cupboard with Worcester gas combination central heating boiler.

## First Floor Lounge

5.73 x 3.76 (18'10" x 12'4")

A naturally light room having three double glazed sash windows and giving a peaceful rear aspect over the adjoining Church gardens towards the Church. Radiator, tv connection, spacious store cupboard.

### Bedroom 1

3.59 x 3.53 (11'9" x 11'7")

Another double bedroom with a front aspect window with radiator under.

## Outside

There is a communal access to the front and a separate private rear access. Rear courtyard area being large enough to sit and eat outside.

To the side is a residents only parking area with allowance to park one car.

## Services

All mains services connected.

Gas central heating system.

## Tenure

Understood to be held on a 999 year lease. From October 1978. Annual charges to include insurance amount to £613.62 (2022)

It is understood that commercial holiday letting is not allowed under the terms of the lease.

Details Available in office.

## Energy Efficiency

Tbc



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## Council Tax

Band D

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